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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

JAN 05 1996

SAN FRANCISCO  
PUBLIC LIBRARY

JANUARY 9, 1996  
4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Election of President and Vice President.
- 2) Ratification of travel in the amount of \$1,529 for Jesse Smith, Deputy City Attorney, for his trip to Washington, D.C. on September 18-19, 1995 to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center.
- 3) Approving a Community Reinvestment Plan for the City and County of San Francisco for purposes of applying for grant funds from the Economic Development Administration.
- 4) Presentation on the Basic Concept Design of Jessie Square, Yerba Buena Center.
- 5) Closed Session(s):
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and the entity the Agency may negotiate with is: CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners Ltd.
  - (b) Pursuant to Government Code Section 54956(a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

JAN 05 1996

DATE: January 9, 1996

SAN FRANCISCO  
PUBLIC LIBRARY

TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### **CONSENT AGENDA**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, October 3 and November 14, 1995.
- (b) Ratification of travel in the amount of \$1,530 for Jesse Smith, Deputy City Attorney, for his trip to Washington, D.C. on September 18-19, 1995 to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center. (Resolution No. 1-96)

Action taken: \_\_\_\_\_

### **REGULAR AGENDA**

- (c) Election of President and Vice President.

Action taken: \_\_\_\_\_

(d) Adopting the recommended Defense Adjustment Strategy as a requirement for U.S. Department of Commerce, Economic Development Administration funding for Military Base Closures: Hunters Point Shipyard and Naval Station Treasure Island.. (Resolution No. 2-96)

**Action taken:** \_\_\_\_\_

(e) Presentation on the Basic Concept Design of Jessie Square; Yerba Buena Center.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Closed Session

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:  
CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.

(b) Pursuant to Government Code Section 54956.9 (a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.

(c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



(d) Adopting the recommended Defense Adjustment Strategy as a requirement for U.S. Department of Commerce, Economic Development Administration funding for Military Base Closures: Hunters Point Shipyard and Naval Station Treasure Island.. (Resolution No. 2-96)

**Action taken:** \_\_\_\_\_

(e) Presentation on the Basic Concept Design of Jessie Square; Yerba Buena Center.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Closed Session

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:  
CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.

(b) Pursuant to Government Code Section 54956.9 (a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.

(c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 16, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing a contract in an amount not to exceed \$75,000 with the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project Area.
- 2) Workshop to review the Schematic Design of the Mexican Museum: Yerba Buena Center.
- 3) Approving the Basic Concept Design for Jessie Square and a Request for Qualifications for Landscape Architectural Services to document the design: Yerba Buena Center.
- 4) Workshop on proposed development of 1550 Sutter Street (Red Cross property) by A.F. Evans Company including Architectural Design and Tax Exempt Bond Financing: Western Addition A-2.
- 5) Authorizing a Personal Services Contract with GGW&C in an amount not to exceed \$40,000 for organizational development services to the Agency's employment development services contractors and for grant writing services to secure at least \$1,500,000 in Federal Funds for employment development services: Hunters Point, South of Market and Western Addition A-2.
- 6) Presentation on the Agency's 1996-97 Budget.

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Prepared and mailed January 10, 1996

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PUBLIC LIBRARY

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 16, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JAN 19 1996

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PUBLIC LIBRARY

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Authorizing a contract in an amount not to exceed \$75,000 with the South of Market Problem Solving Council to carry out activities related to its function as the Citizens Advisory Committee: South of Market. (Resolution No. 3-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

(b) Approving the Basic Concept Design for Jessie Square and issuance of a Request for Qualifications for Landscape Architectural Services to document the design: Yerba Buena Center. (Resolution No. 4-96)

Action taken: \_\_\_\_\_

(c) Authorizing a Personal Services Contract with GGW&C for Organizational Development Services to the Agency's Employment Development Services Contractors and for Grant Writing Services, in an amount not to exceed \$40,000 plus Specified Incentive Payments; Hunters Point, South of Market and Western Addition A-2. (Resolution No. 5-96)

**Action taken:** \_\_\_\_\_

(d) Workshop to review the Basic Concept Design of the Mexican Museum; Yerba Buena Center.

(e) Workshop on proposed development of 1550 Sutter Street (Red Cross property) by A.F. Evans Company including Architectural Design and Tax Exempt Bond Financing; Western Addition A-2.

(f) Presentation on the Agency's 1996-97 Budget.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**DOCUMENTS DEPT.**

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

JAN 19 1996

DATE: January 23, 1996  
TIME: 2:00 p.m.

SAN FRANCISCO  
PUBLIC LIBRARY

**TENTATIVE AGENDA**

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Site tour of the Western Addition A-2.

Please note that the tour will begin in front of 770 Golden Gate Avenue at 2:00 p.m.

**THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. IN THE AGENCY'S REGULAR MEETING ROOM, 770 GOLDEN GATE AVENUE, COMMISSION BOARD ROOM.**

- 2) Authorizing an increase in berth rates for visiting vessels at South Beach Harbor: Rincon Point-South Beach.
- 3) Authorizing an extension to the term of performance of the Personal Services Contract between the Agency and the Chinatown Economic Development Group to implement the Chinatown Economic Development Plan from January 31, 1996 to February 29, 1996.
- 4) Conditionally approving the Schematic Design for A.F. Evans Company for 1550 Sutter Street: Western Addition A-2.
- 5) Approving an Inducement Resolution for issuance of Tax Exempt Bonds for 1550 Sutter Street: Western Addition A-2.
- 6) Authorizing an Owner Participation Agreement with A.F. Evans Company for the development of 1550 Sutter Street: Western Addition A-2.
- 7) Authorizing Exclusive Negotiations with Asian Neighborhood Design, Inc. for the purchase and development of 529-539 Minna Street for affordable housing and a children's park: South of Market..
- 8) Status Report on Economic Development Funds.

- 9) Authorizing a Regulatory and Grant Agreement to Mary Elizabeth Inn in the amount of \$1,604,910 for rehabilitation expenses of 88 units of supportive housing for women at 1040 Bush Street as part of the Citywide Tax Increment Housing Program.
- 10) Authorizing a temporary 40 day extension of the contract with the South Bayshore Community Development Corporation for activities in the South Bayshore Survey Area.
- 11) Presentation on the Agency's 1996-1997 Budget.
- 12) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are :

Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.

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**Prepared and mailed January 17, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.  
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 22, 1996 DOCUMENTS DEPT.  
TIME: 2:00 P.M.

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SAN FRANCISCO  
PUBLIC LIBRARY

## A G E N D A

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business
  - (a) Site Tour of the Western Addition A-2.

Please note that the tour will begin in front of 770 Golden Gate Avenue at 2:00 p.m.

**THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. IN THE THIRD FLOOR COMMISSION BOARD ROOM AT 770 GOLDEN GATE AVENUE.**

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (b) Approving a modification of the fee schedule to increase daily berthing rates for visiting recreational vessels at South Beach Harbor; Rincon Point-South Beach. (Resolution No. 6-96)
- (c) Authorizing a Third Amendment to the Personal Services Contract with the Chinatown Economic Development Group, extending the time of performance to implement the Chinatown Economic Development Plan. (Resolution No. 7-96)

(d) Authorizing a First Amendment to the Personal Services Contract with the South Bayshore Community Development Corporation extending the time of performance for a forty-five day period; South Bayshore Survey Area. (Resolution No. 8-96)

Action taken: \_\_\_\_\_

**REGULAR AGENDA**

(e) Authorizing Exclusive Negotiations with Asian Neighborhood Design, Inc. for the purchase and development of 529-539 Minna Street for affordable housing and a children's park; South of Market. (Resolution No. 9-96)

Action taken: \_\_\_\_\_

(f) Authorizing a Regulatory and Grant Agreement with Mary Elizabeth Inn in the amount of \$1,604,910 for rehabilitation expenses of 88 units of supportive housing for women at 1040 Bush Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 10-96)

Action taken: \_\_\_\_\_

(g) Status on Economic Development Funds.

(h) Discussion on the Agency's 1996-1997 Budget

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 30, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business
4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and the entities the Agency may negotiate with are:  
  
Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.
  - (b) Pursuant to Government Code Section 54957 on Personnel, with respect to the position of Executive Director.
10. Adjournment

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**SAN FRANCISCO REDEVELOPMENT AGENCY**

**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 6, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Fourth Amendment to the Personal Services Contract in an amount of \$15,000 in connection with the Enterprise Community with the Sedway Kotin Mouchly Group.
- 2) **Public Hearing** and authorizing an Amendment to the Land Disposition Agreement with Yerba Buena Retail Partners, L.P. regarding the Central Block 2 Retail/Entertainment Site located on the easterly side of Fourth Street between Mission and Howard Streets regarding requirements for the Master Retail Tenant (SONY); Yerba Buena Center.
- 3) Conditionally approving the Schematic Design for the A.F. Evans Company, Inc. development located at 1550 Sutter Street; Western Addition A-2.
- 4) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue mortgage revenue bonds or notes in one or more series to finance residential facilities located at 1550 Sutter Street for redevelopment purposes in an amount not to exceed \$33,000,000: Western Addition A-2.
- 5) Conditionally authorizing an Owner Participation Agreement with A.F. Evans Company, Inc. for the development of 1550 Sutter Street; Western Addition A-2.
- 6) Proposed budget for the Lower Fillmore Revitalization Project: Western Addition A-1 and A-2.
- 7) Authorizing a Predevelopment Grant Agreement with Swords to Ploughshares, in the amount of \$75,000 for feasibility expenses in connection with the lease and rehabilitation of 60 units of supportive housing at the Letterman complex in the Presidio for an educational and training program for veterans as part of the Citywide Tax Increment Housing Program.

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- 8) Authorizing a Second Amendment to the Land Disposition Agreement with Housing Conservation and Development Corporation for Site HH-1 located on the southeasterly corner of Kiska Road and Ingalls Avenue, a portion of which is in the Hunters Point Redevelopment Project Area.
- 9) Approving the Agency's 1996-97 budget.
- 10) Conditional approval of Internal Affirmative Action Plan for 1996 and 1997.
- 11) Director's Report:
  - (a) Request for extension of the proposed submission date of the offering of Parcel EB-2A; Yerba Buena Center.
- 12) Closed Session:
  - (i) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers, Local 21, AFL-CIO.
  - (ii) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
    - (a) Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners L.P.
    - (b) Central Block 3 (Children's Facilities) Surface Lease Agreement in Yerba Buena Center with the Chief Administrative Officer of the City and County of San Francisco.

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**Prepared and mailed January 31, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 6, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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### **CONSENT AGENDA**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meeting, October 26, 1995; Regular Meetings, November 21, December 5 and 19, 1995; January 9 and 16, 1996.
- (b) Authorizing a Fourth Amendment to the Sedway Kotin Mouchly Group Personal Services Contract to provide an additional \$15,000 for consulting work in the coordination and implementation of San Francisco's Enterprise Community Program. (Resolution No. 11-96)

Action taken: \_\_\_\_\_

### **REGULAR AGENDA**

- (c) Public Hearing to hear all persons interested in an assignment of interest in the Land Disposition and Development Agreement for the Central Block 2 Entertainment/Retail Site; Yerba Buena Center.

Authorizing an assignment of the interest of Yerba Buena Retail Partners, L.P. in the Land Disposition and Development Agreement (LDA) for the Central Block 2 Entertainment/Retail Site, on the easterly side of Fourth Street between Mission and Howard Streets, to Yerba Buena Entertainment Center, LLC and authorizing a Fourth Amendment to the LDA; Yerba Buena Center. (Resolution No. 12-96)

**Action taken:** \_\_\_\_\_

(d) Conditionally approving the Schematic Design for the A.F. Evans Company, Inc. development located at 1550 Sutter Street; Western Addition A-2. (Resolution No. 13-96)

**Action taken:** \_\_\_\_\_

(e) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue mortgage revenue bonds or notes in one or more series to finance residential facilities located at 1550 Sutter Street for redevelopment purposes in an amount not to exceed \$33,000,000; Western Addition A-2. (Resolution No. 14-96)

**Action taken:** \_\_\_\_\_

(f) Conditionally authorizing an Owner Participation Agreement with A.F. Evans Company, Inc. for the development of 1550 Sutter Street; Western Addition A-2. (Resolution No. 15-96)

**Action taken:** \_\_\_\_\_

(g) Proposed budget for the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.

(h) Authorizing a Predevelopment Grant Agreement with Swords to Plowshares in the amount of \$75,000 for feasibility expenses in connection with the lease and rehabilitation of 60 units of supportive housing at the Letterman Complex in the Presidio for an Educational and Training Program for Veterans as part of the Citywide Tax Increment Housing Program. (Resolution No. 16-96)

**Action taken:** \_\_\_\_\_

(i) Authorizing the Second Amendment of a Land Disposition Agreement with the Housing Conservation and Development Corporation to provide additional funds not to exceed \$200,000 for the development of Site HH-1; Hunters Point. (Resolution No. 17-96)

**Action taken:** \_\_\_\_\_

(j) Approving a proposed budget for the period July 1, 1996 through June 30, 1997 and authorizing the Executive Director to submit it to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 18-96)

**Action taken:** \_\_\_\_\_

(k) Authorizing conditional approval of Internal Affirmative Action Plan for 1996 and 1997.  
(Resolution No. 19-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) Request for extension of the proposed submission date of the offering of Parcel EB-2A; Yerba Buena Center.
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers, Local 21, AFL-CIO.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
    - (i) Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.
    - (ii) Central Block 3 (Children's Facilities) Surface Lease Agreement in Yerba Buena Center with the Chief Administrative Officer of the City and County of San Francisco.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

FEB 03 1996

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DATE: February 13, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Reconsideration of Election of Officers and Election of Officers, if Motion to Reconsider Election of Officers is adopted.
- 2) Authorizing conditional approval of Internal Affirmative Action Plan for 1996 and 1997.
- 3) Appointing Member of the Commission to the Mission Armory Task Force.
- 4) Authorizing an Agreement with the Department of City Planning for planning services related to the Reuse Plan for Naval Station Treasure Island in an amount not to exceed \$240,000; Treasure Island Survey Area.
- 5) Authorizing an amendment to the contract with ROMA to produce a Reuse Plan for Naval Station Treasure Island, modifying the project scope of services and adjusting the fee from \$814,000 to \$854,000; Treasure Island Survey Area.
- 6) Authorizing Central Block 3 Surface Lease Agreement between the City and the Agency regarding Central Block 3 Children's Facilities; Yerba Buena Center.
- 7) Management Letter Report on the Redevelopment Agency for KPMG Peat Marwick.
- 8) Presentation of preliminary work program for the Mid Market Survey Area.
- 9) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the southwest corner of Newcomb and La Salle Avenues in Hunters Point and the entity the Agency may negotiate is Las Villas Partnership.

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 13, 1996

TIME: 3:00 P.M.

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## A G E N D A

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### PLEASE NOTE TIME CHANGE TO 3:00 P.M.

THE COMMISSION WILL RECESS AT APPROXIMATELY 4:00 P.M. TO TRAVEL TO THE HUNTERS POINT SHIPYARD TO WITNESS THE SIGNING BY THE UNITED STATES NAVY AND THE CITY OF SAN FRANCISCO OF INTERIM LEASES FOR THE HUNTERS POINT SHIPYARD AND TREASURE ISLAND. THE MEETING WILL RECONVENE AT 770 GOLDEN GATE AVENUE, THIRD FLOOR COMMISSION BOARD ROOM FOLLOWING THE LEASE SIGNING CEREMONY

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

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1. Recognition of a Quorum
2. Matters of Unfinished Business

(a) Reconsideration of Election of Officers, if Motion to Reconsider Election of Officers is adopted.

Action taken: \_\_\_\_\_

(b) Authorizing conditional approval of the Internal Affirmative Action Plan for Agency employment for 1996 and 1997. (Resolution No. 19-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

(a) Appointing an individual to the Mission Armory Task Force. (Resolution No. 20-96)

Action taken: \_\_\_\_\_

**(b)** Authorization to off-set rent retroactively for Cala Foods, Inc. in the amount of \$85,835.90 for relocating a sewer line at 345 Williams Avenue, an Agency owned property outside an established Redevelopment Project Area. (Resolution No. 21-96)

**Action taken:** \_\_\_\_\_

**(c)** Authorizing approval of a Surface Lease, an Amendment to the Reciprocal Easement Agreement and a Coordination Agreement with the City and County of San Francisco for the development of Central Block 3; Yerba Buena Center. (Resolution No. 22-96)

**Action taken:** \_\_\_\_\_

**(d)** Management Letter Report on the Redevelopment Agency by KPMG Peat Marwick.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

**(a)** Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on McAllister between Fillmore and Steiner Streets in the Western Addition A-2 with Uptown Church of Christ.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 20, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing conditional approval of the Internal Affirmative Action Plan for Agency employment for 1996 and 1997.
- 2) Authorization to apply to the Federal Emergency Management Agency (FEMA) for alternative project funds for seismic retrofitting and repair of the historic property known as the Bush Street Synagogue located at 1881 Bush Street; Western Addition A-2.
- 3) Approving Public Offering of Parcel 714-A(2) located at the northeast corner of Van Ness Avenue and Myrtle Streets and Parcels 779-B and C located on the block bounded by Fillmore, Steiner, McAllister and Fulton Streets; Western Addition A-2.
- 4) Authorizing the Agency to serve as Fiscal Agent for the Mayor's Economic Development Summit notwithstanding certain provisions of the Agency's Purchasing Policy; approving an amendment to the Agency's Fiscal 1995-96 budget in the amount of \$300,000 to allow the Agency to expend funds for summit expenses; and requesting the Board of Supervisors to approve the amendment.
- 5) Authorization to conduct a competitive sale of Tax Increment Bonds to support the Agency's 1995-96 budget.

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Prepared and mailed February 14, 1996

DOCUMENTS DEPT.

FEB 16 1996

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 20, 1996  
TIME: 4:00 P.M.

1/20/96

## A G E N D A

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PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

### DOCUMENTS DEPT.

1. Recognition of a Quorum
2. Matters of Unfinished Business

FEB 20 1996

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(a) Authorizing conditional approval of the Internal Affirmative Action Plan for Agency employment for 1996 and 1997. (Resolution No. 19-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

(a) Authorizing the Executive Director to apply to the Federal Emergency Management Agency for funds for the seismic retrofitting and repair of 1381 Bush Street Synagogue; Western Addition A-2. (Resolution No. 23-96)

Action taken: \_\_\_\_\_

(b) Authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for development of Agency Parcels 779-B&C and Parcel 714-(A)2; Western Addition A-2. (Resolution No. 24-96)

Action taken: \_\_\_\_\_

(c) Authorizing the Agency to serve as Fiscal Agent for the Mayor's Economic Development Summit notwithstanding certain provisions of the Agency's Purchasing Policy; approving an amendment to the Agency's Fiscal Year 1995-96 budget in the amount of \$300,000 to allow the Agency to expend funds for summit expenses; and requesting the Board of Supervisors to approve the amendment. (Resolution No. 25-96)

Action taken: \_\_\_\_\_

(d) Authorizing execution of a Loan Agreement in a principal amount not to exceed \$13,000,000 relating to the issuance of 1996 Series A Tax Allocation Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the Bonds, and authorizing and approving other matters properly relating thereto. (Resolution No. 26-96)

Action taken: \_\_\_\_\_

AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER AN ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY WILL RECONVENE TO CONSIDER THE REMAINING AGENDA.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 27, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

*27/96  
tentative*

**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Awarding the South Beach Harbor Restroom contract to West Coast Relocatables, Inc. in an amount not to exceed \$72,720 for the removal of the existing restroom trailer and construction of a new portable restroom at the South Beach Harbor; Rincon Point-South Beach.
- 2) Commending and expressing appreciation to Clarence R. Stern for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
- 3) **Public Hearing** and authorizing a Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 4) Conditionally approving the Basic Concept Drawings for One Embarcadero South Venture for a housing development on Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach.
- 5) Authorizing an Owner Participation Agreement with One Embarcadero South Venture for a housing development on Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach.
- 6) Amending the Bayview/Hunters Point Economic Development Plan to reallocate funds among approved activities and authorizing the Executive Director to enter into a Personal Services Contract with the South Bayshore Community Development Corporation (to act as Fiscal Agent for the People's Earth Day Coalition) to enable the People's Earth Day Coalition to sponsor the Sixth Annual People's Earth Day Celebration Street Fair in an amount not to exceed \$80,000; Hunters Point.
- 7) Authorizing a contract with the South Bayshore Community Development Corporation; South Bayshore Survey Area.

8) Closed Session:

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
  - 815 Eddy Street between Van Ness Avenue and Franklin Street with Planned Parenthood Alameda/San Francisco.
  - Site F-1 located at the southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach with Rincon Development Corporation.
- (ii) Pursuant to Government Code Section 54956.9(a), to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John Henry Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

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**Prepared and mailed February 21, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





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27/96 SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 27, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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PUBLIC LIBRARY

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Awarding the South Beach Harbor Restrooms contract to West Coast Relocatables, Inc. in an amount not to exceed \$72,720 for the removal of an existing restroom trailer and the construction of a new portable restroom building; Rincon Point-South Beach. (Resolution No. 27-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

(b) Commending and expressing appreciation to Clarence R. Stern for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 28-96)

Action taken: \_\_\_\_\_

(c) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 3751-H located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

Authorizing a Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 29-96)

**Action taken:** \_\_\_\_\_

(d) Conditionally approving the Basic Concept Design by One Embarcadero South Venture for the development of Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach. (Resolution No. 30-96)

**Action taken:** \_\_\_\_\_

(e) Authorizing an Owner Participation Agreement with One Embarcadero South Venture for the development of Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach. (Resolution No. 31-96)

**Action taken:** \_\_\_\_\_

(f) Amending the Bayview/Hunters Point Economic Development Plan to reallocate funds among approved activities and authorizing the Executive Director to enter into a Personal Services Contract with the South Bayshore Community Development Corporation (to act as Fiscal Agent for the People's Earth Day Coalition) to enable the People's Earth Day Coalition to sponsor the Sixth Annual People's Earth Day Celebration Fair in an amount not to exceed \$80,000; South Bayshore Survey Area. (Resolution No. 32-96)

**Action taken:** \_\_\_\_\_

(g) Authorizing a Second Amendment to the Personal Services Contract with the South Bayshore Community Development Corporation for an amount not to exceed \$398,319; South Bayshore Survey Area. (Resolution No. 33-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
  - 815 Eddy Street between Van Ness Avenue and Franklin Street with Planned Parenthood Alameda/San Francisco.
  - Site F-1 located at the southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach with Rincon Development Corporation.
- (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potention case.
- (c) Pursuant to Government Code Section 54956.9(a), to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

FEB 29 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: March 5, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing solicitation of proposals and negotiations of a Personal Services Contract in an amount not to exceed \$38,000 for Deputy Executive Director search consulting services.
- 2) Authorizing budget revisions to the Predevelopment Loan Agreement with McCormack Baron and Associates for the development of non-profit owned and operated low and moderate income housing to replace public housing on two sites in Hayes Valley.
- 3) Authorizing a Fourth Amendment to the Land Disposition Agreement with Las Villas Partnership for the development of Site S-6 located on the southwest corner of Newcomb and La Salle Avenues; Hunters Point.
- 4) Workshop for presentation of the proposal to develop the Central Block 1 Office Parcel, located on the southeasterly corner of Third and Mission Streets, by Yerba Buena Retail Partners; Yerba Buena Center.
- 5) Closed Session:

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of one potential case.

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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**770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM**

DATE: March 5, 1996  
TIME: 4:00 P.M.

## A G E N D A

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**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, November 28, 1995, January 23 and January 30, 1996, February 6 and 13, 1996.
- (b) Authorizing solicitation of proposals and negotiation of a Personal Services Contract in an amount not to exceed \$38,000 for Deputy Executive Director search consulting services. (Resolution No. 34-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Approving budget revisions to the Predevelopment Loan Agreement with McCormack Baron and Associates for the development of non-profit owned and operated low and moderate income housing to replace public housing on two sites at the corners of Haight and Webster Streets and Fell and Webster Streets as part of the Citywide Tax Increment Housing Program. (Resolution No. 35-96)

Action taken: \_\_\_\_\_

(d) Workshop for presentation of the proposal to develop the Central Block 1 Office Parcel, located on the south side of Market Street between Third and Fourth Streets, by CB-1 Entertainment Associates, L.P.; Yerba Buena Center.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 12, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Report on use of Federal Emergency Management Agency (FEMA) funds by the California Historical Society in hazard mitigation of the building at 678 Mission Street; Yerba Buena Center.
- 2) Closed Session:
  - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property location is Central Block 3 (roof of Moscone Convention Center) in Yerba Buena Center and the entity the Agency may negotiate with is the Studio for Arts and Technology, VSC Sports and South of Market Child Care Center.
  - (ii) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

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Prepared and mailed March 6, 1996

DOCUMENTS DEPT.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 12, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAR 08 1996

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### CONSENT AGENDA

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(a) Closed Session Minutes: December 5 and 19, 1995, January 9, 23 and 30, February 6 and 13, and Special Closed Session Meeting, February 5, 1996.

Action taken: \_\_\_\_\_

### REGULAR AGENDA

(b) Report on use of Federal Emergency Management Agency (FEMA) funds by the California Historical Society in hazard mitigation of the building at 678 Mission Street; Yerba Buena Center..

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director



8. Commissioners' Questions and Matters

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property location is Central Block 3 (roof of Moscone Convention Center) in Yerba Buena Center and the entity the Agency may negotiate with is the Studio for Arts and Technology, VSC Sports and South of Market Child Care Center.
- (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Council regarding initiation of litigation: one potential case.

10. Adjournment



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 19, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing a First Amendment to the Personal Services Contract with the Chinatown Youth Center, Fiscal Agent for the Chinatown Litter Free Environmental and Neighborhood Council's Comprehensive Street Cleaning Business Venture, extending the time of performance from March 31, 1996 to June 30, 1996 as part of the Approved Chinatown Economic Development Program.
- 2) Approving the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point South Beach.
- 3) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 4) Authorizing the issuance of Requests for Qualifications for consultant services, including urban design and economics, environmental review and transit facility design; Transbay Survey Area.
- 5) Approving a Grant Agreement with the Transition Development Corporation for \$20,000 for the provision of consultant services; Hunters Point Shipyard Survey Area.
- 6) Authorizing a contract with SOHA for structural engineering services in connection with the evaluation by City Attorney Louise Renne of the seismic safety hazards presented by certain buildings at Naval Station Treasure Island; Treasure Island Survey Area.

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Prepared and mailed March 13, 1996

DOCUMENTS DEPT.

MAR 15 1996

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PUBLIC LIBRARY

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 19, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAR 18 1996

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Authorizing a First Amendment to the Personal Services Contract with Chinatown Youth Center, Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council's Comprehensive Street Cleaning Business Venture, extending the time of performance from March 31, 1996 to June 30, 1996 as part of the Approved Chinatown Economic Development Program. (Resolution No. 37-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

(b) Approving the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 38-96)

Action taken: \_\_\_\_\_

(c) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 39-96)

**Action taken:** \_\_\_\_\_

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(d) Authorizing the issuance of Requests for Qualifications for consultant services, including urban design and economics, environmental review and transit facility design; Transbay Survey Area. (Resolution No. 40-96)

**Action taken:** \_\_\_\_\_

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(e) Authorizing a Grant Agreement for \$20,000 with the Transition Development Corporation; Hunters Point Shipyard Survey Area. (Resolution No. 41-96)

**Action taken:** \_\_\_\_\_

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(f) Authorizing a contract in an amount not to exceed \$100,000 with SOH & Associates for Structural Engineering Services; Treasure Island Survey Area. (Resolution No. 42-96)

**Action taken:** \_\_\_\_\_

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4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: April 2, 1996  
TIME: 4:00 p.m. PT.  
DOCUMENT NO. SP-1

MAR 29 1996

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing execution and delivery of a Supplemental Indenture and approving actions in connection therewith to change the timing of the rebate calculation with respect to the 1986 South Beach Harbor Variable Rate Bonds; Rincon Point-South Beach.
- 2) Approving amendments to the Joint Powers Agreement for the Bay Cities Joint Powers Insurance Authority.
- 3) Authorizing payment of National Urban Fellowship Costs in an amount of \$48,000.
- 4) Authorizing a First Amendment to the Owner Participation Agreement with 1550 Sutter Associates, which allows an additional 120 days to complete acquisition of the property at 1550 Sutter Street: Western Addition A-2.
- 5) Approving a License between the Department of the Navy and the San Francisco Redevelopment Agency for Building 3 at Naval Station Treasure Island; Treasure Island Survey Area.
- 6) Authorizing the Executive Director of the Redevelopment Agency to approve a Sublicense, Lease and Sublease for Building 3 located at Naval Station Treasure Island in accordance with the approved lease between the Department of the Navy and the Redevelopment Agency of the City and County of San Francisco; Treasure Island Survey Area.
- 7) Commending and expressing appreciation to Kofi S. Bonner for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

OVER

- 8) Approving the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 9) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 10) Authorizing a First Amendment to the Professional Services Contract with ROMA Design Group increasing the contract from \$814,000 to not more than \$854,000 for services related to the Treasure Island Survey Area.
- 11) Authorizing an Agreement with the Planning Department in an amount not to exceed \$240,000 for services related to the Treasure Island Survey Area.
- 12) Presentation by consultants of findings and recommendations regarding Mid-Embarcadero Open Space Project: Golden Gateway.

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**Prepared and mailed March 27, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: April 2, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, February 20 and 27, March 5, 12 and 19, 1996; Closed Session Meetings, February 27 and March 5, 1996.
- (b) Authorizing execution and delivery of a Supplemental Indenture and approving actions in connection therewith to change the timing of the rebate calculation with respect to the 1986 South Beach Harbor Variable Rate Bonds; Rincon Point-South Beach. (Resolution No. 43-96)
- (c) Approving amendments to the Joint Powers Agreement for the Bay Cities Joint Powers Insurance Authority. (Resolution No. 44-96)
- (d) Authorizing a First Amendment to the Owner Participation Agreement with 1550 Sutter Associates; Western Addition A-2. (Resolution No. 45-96)

(e) Approving a License Agreement with the Department of the Navy for Buildings No. 3 and No. 40 on Treasure Island and authorizing the Executive Director to execute a Sublicense, Lease and Subleases for those buildings in accordance with the approved License; Treasure Island Survey Area. (Resolution No. 46-96)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

(f) Commending and expressing appreciation to Kofi S. Bonner for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 47-96)

Action taken: \_\_\_\_\_

(g) Approving the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 48-96)

Action taken: \_\_\_\_\_

(h) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 49-96)

Action taken: \_\_\_\_\_

(i) Authorizing a First Amendment to the Professional Services Contract with ROMA Design Group increasing the contract from \$814,000 to not more than \$854,000 for services related to the Treasure Island Survey Area. (Resolution No. 50-96)

Action taken: \_\_\_\_\_

(j) Authorizing an Agreement with the Planning Department in an amount not to exceed \$240,000 for services related to the Treasure Island Survey Area. (Resolution No. 51-96)

Action taken: \_\_\_\_\_

(k) Presentation by consultants of findings and recommendations regarding Mid-Embarcadero Open Space Project.

(l) Authorizing sponsorship of a National Urban Fellowship with a cost not to exceed \$48,000 plus health benefit charges. (Resolution No. 52-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property location is Central Block 3 (roof of Moscone Convention Center) in Yerba Buena Center and the entity the Agency may negotiate with is the Studio for Arts and Technology, VSC Sports and South of Market Child Care Center.
  - (b) Pursuant to Government Code Section 54956.9(a) to confer with Legal Counsel with respect to existing litigation. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al., U.S. District Court for the Northern California District of California, No. C-96-0577-FMS..
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

LEGISLATIVE CHAMBER OF  
THE BOARD OF SUPERVISORS  
401 VAN NESS AVENUE, ROOM 404  
SAN FRANCISCO, CA 94102  
24 INFORMATION LINE: 749-2454

DOCUMENTS DEBATE: April 9, 1996  
TIME: 4:00 p.m.

APR 04 1996

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## PLEASE NOTE:

THE REDEVELOPMENT AGENCY MEETING WILL BE HELD IN THE  
LEGISLATIVE CHAMBERS OF THE BOARD OF SUPERVISORS, 401  
VAN NESS AVENUE, ROOM 404, SAN FRANCISCO, CALIFORNIA

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S ADMINISTRATIVE OFFICES AT 45 HYDE STREET, SECOND FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 2) Authorization to request the Board of Supervisors to amend the Northeastern Waterfront Survey Area Resolution to add a portion of Assessor's Block 3794 for the purpose of studying the appropriateness of amending the Rincon Point-South Beach Redevelopment Plan to facilitate the development of the San Francisco Giants' Ballpark at China Basin; Rincon Point-South Beach.
- 3) Authorizing a Personal Services Contract with The Jefferson Company for an amount not to exceed \$95,000 for Phase V of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.
- 4) Authorizing the award of a construction contract in an amount not to exceed \$29,363,000 to Swinerton & Walberg Co. for the construction of the Children's Center on Central Block 3; Yerba Buena Center.
- 5) Workshop presentation of responses to the Request for Proposals for the development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.
- 6) Workshop on repositioning of the Agency's employment services providers to increase the amount of resources available to them and to prepare for anticipated changes in the way governments fund these services.



# SAN FRANCISCO REDEVELOPMENT AGENCY

LEGISLATIVE CHAMBERS OF  
THE BOARD OF SUPERVISORS  
401 VAN NESS AVENUE, ROOM 404  
SAN FRANCISCO, CA 94102  
24 HOUR INFORMATION LINE: 749-2454

DATE: APRIL 9, 1996  
TIME: 4:00 P.M.

## **PLEASE NOTE:**

THE REDEVELOPMENT AGENCY MEETING WILL BE HELD IN THE  
LEGISLATIVE CHAMBERS OF THE BOARD OF SUPERVISORS,  
401 VAN NESS AVENUE, ROOM 404, SAN FRANCISCO, CALIFORNIA

## **A G E N D A**

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### DOCUMENTS DEPT.

1. Recognition of a Quorum

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2. Matters of Unfinished Business

(a) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 49-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

### **CONSENT AGENDA**

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(a) Authorizing the Redevelopment Agency to apply and accept funds totalling \$3,914,000 from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS (HOPWA) Program. (Resolution No. 53-96)



**Action taken:** \_\_\_\_\_

## **REGULAR AGENDA**

(b) Remembering the late I. Donald Terner for his countless acts of friendship, kindness and service over the years. (Resolution No. 54-96)

**Action taken :** \_\_\_\_\_

(c) Requesting the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area Resolution to add a portion of Assessor's Block 3794 to the Survey Area to permit the Redevelopment Agency of the City and County of San Francisco to determine whether the exercise of Redevelopment Powers is appropriate to assist in the development of the San Francisco Giants' Ballpark. (Resolution No. 55-96)

**Action taken:** \_\_\_\_\_

(d) Authorizing a Personal Services Contract with The Jefferson Company for an amount not to exceed \$95,000 to provide Project Management and Administration Services for the Lower Fillmore Revitalization Project; Western Addition A-2. (Resolution No. 56-96)

**Action taken:** \_\_\_\_\_

(e) Delegating the Authority to the Executive Director to award a construction contract to Swinerton & Walberg Co. in an amount not to exceed \$29,363,000 for the construction of the Yerba Buena Gardens Children's Center Buildings; Yerba Buena Center. (Resolution No. 57-96)

**Action taken:** \_\_\_\_\_

(f) Workshop presentation of responses to the Request for Proposals for the development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
  - (a) Housing Opportunities for Persons with AIDS (HOPWA) Program.
7. Report of the Executive Director
8. Commissioners' Questions and Matters



**9. Closed Session**

(a) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one or more potential cases.

**10. Adjournment**



## **SAN FRANCISCO REDEVELOPMENT AGENCY**

### **ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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4. The meeting/hearing will be held in the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404 in San Francisco. The Chamber is wheelchair accessible. Accessible MUNI lines serving this location are: #42 Downtown Loop and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services call 923-6142.
5. There is accessible parking in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

April 3, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

**770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454**

~~ATTACHMENTS PERT~~

DATE: April 23, 1996  
TIME: 4:00 p.m.

APR 19 1996

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# TENTATIVE AGENDA

**NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.**

- 1) Approving former Executive Director Edward Helfeld's request to serve as a consultant to the Mexican Museum; Yerba Buena Center.
- 2) Authorizing a Fifth Amendment to the Sedway Kotin and Mouchly Group Personal Services Contract to provide an additional \$30,000 for consulting work in the coordination and implementation of San Francisco's Enterprise Community Program.
- 3) Authorizing a contract in an amount not to exceed \$35,000 with the Market Street Association to carry out community outreach and other services related to the development of the Mid-Market Survey Area; Mid-Market Survey Area.
- 4) Authorizing an Environmental Consultant Services Contract with Treadwell & Rollo, Inc./Olivia Chen Consultants - A Joint Venture in Association, in an amount not to exceed \$300,000 to provide hazardous materials and waste management services; All Redevelopment Project Areas, Survey Areas, and Designated Development Sites.
- 5) Authorizing a \$95,000 First Amendment to the Agreement for planning services with the Department of City Planning; Transbay Survey Area.
- 6) Approving expanded boundaries for the North of Market Survey Area (formerly Lower Eddy Street Survey Area).
- 7) Authorizing a Grant Agreement with the Glide Foundation in an amount not to exceed \$1,700,000 for the development of nonprofit-owned and operated low income housing for homeless, very low income individuals and families with social services needs related to HIV/AIDS, substance abuse and mental health, at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program.

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- 8) Authorizing a Loan Agreement for \$1,100,000 under the Housing Opportunities for Persons with AIDS Program with Glide Community Housing, Inc. to undertake the development of a 52-unit building at 333 Taylor Street for homeless individuals and families including persons with AIDS.
- 9) Authorizing additional funds in an amount not to exceed \$250,000 for the Loan Agreement under the Housing Opportunities for Persons with AIDS Program with Larkin Street Services for the development of a 12-unit licensed residential care facility at 129 Hyde Street.
- 10) Authorizing the issuance of a Request for Proposals (RFP) for a long-term lease of the East Cafe at Yerba Buena Gardens; Yerba Buena Center.
- 11) Authorizing a Personal Services Contract in the amount of \$50,000 with the Center for African and African American Art and Culture to serve as Fiscal Agent for the San Francisco Juneteenth Festival Advisory Board for the production of the 1996 Juneteenth Festival; Western Addition A-2.
- 12) Reconsidering action taken on Resolution No. 49-96 related to authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- 13) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- 14) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Bryant Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

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**Prepared and mailed April 17, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: April 23, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT

Fax 151

APR 25 1996

Posted

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PUBLIC LIBRARY

4/19/96

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, April 2 and 9, 1996; Closed Session Meetings, March 12, April 2 and 9, 1996.
- (b) Approving former Executive Director Edward Helfeld's request to serve as a consultant to the Mexican Museum; Yerba Buena Center. (Resolution No. 58-96)
- (c) Authorizing a Fifth Amendment to the Sedway Kotin Mouchly Group Personal Services Contract to provide an additional \$30,000 for consulting work in the coordination and implementation of San Francisco's Enterprise Community Program. (Resolution No. 59-96)
- (d) Authorizing a Personal Services Contract with the Market Street Association in an amount not to exceed \$35,000 to provide outreach and other services related to the development of the Mid-Market Survey Area; Mid-Market Survey Area. (Resolution No. 60-96)

(e) Authorizing an Environmental Consultant Services Contract with Treadwell & Rollo, Inc./Olivia Chen Consultants - A Joint Venture in Association, in an amount not to exceed \$300,000 to provide hazardous materials and waste management services; All Redevelopment Project Areas, Survey Areas, and Designated Development Sites. (Resolution No. 61-96)

**Action taken:** \_\_\_\_\_

**REGULAR AGENDA**

(f) Authorizing a \$95,000 First Amendment to the Agreement for planning services with the Department of City Planning; Transbay Survey Area. (Resolution No. 62-96)

**Action taken:** \_\_\_\_\_

(g) Requesting the Board of Supervisors to designate a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law; North of Market Proposed Survey Area. (Resolution No. 63-96)

**Action taken:** \_\_\_\_\_

(h) Authorizing a Regulatory and Grant Agreement with Glide Foundation in an amount not to exceed \$1,700,000 for the development of nonprofit owned and operated low income housing for homeless, very low income individuals and families with social services needs related to HIV/AIDS, substance abuse and mental health, at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 64-96)

**Action taken:** \_\_\_\_\_

(i) Reaffirming a loan commitment in an amount not to exceed \$1,100,000 under the Housing Opportunities for Persons with AIDS Program with Glide Community Housing, Inc. for the development of a 52-unit building at 333 Taylor Street. (Resolution No. 65-96)

**Action taken:** \_\_\_\_\_

(j) Authorizing additional funds in an amount not to exceed \$250,000 for the Loan Agreement under the Housing Opportunities for Persons with AIDS Program with Larkin Street Services for the development of a 12-unit licensed residential care facility at 129 Hyde Street. (Resolution No. 66-96)

**Action taken:** \_\_\_\_\_

(k) Authorizing the issuance of a Request for Proposals (RFP) for a long-term lease of the Yerba Buena Gardens East Cafe and approving a budget in an amount not to exceed \$30,000 to cover costs of advertising, consultant services and a broker fee, if necessary; Yerba Buena Center. (Resolution No. 67-96)

**Action taken:** \_\_\_\_\_

(l) Authorizing a Personal Services Contract in the amount of \$50,000 with the Center for African and African American Art and Culture to serve as Fiscal Agent for the San Francisco Juneteenth Festival Advisory Board for the production of the 1996 Juneteenth Festival: Western Addition A-2. (Resolution No. 68-96)

Action taken: \_\_\_\_\_

(m) Reconsidering action taken on Resolution No. 49-96 related to authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 69-96)

Action taken: \_\_\_\_\_

(n) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach (Resolution No. 70-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
  - (a) Mayor's Economic Summit
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Bryant Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY  
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: April 30, 1996  
TIME: 3:30 p.m.

THE MEETING WILL BEGIN AT 3:30 P.M., AT WHICH TIME THE  
COMMISSION WILL RECESS TO A CLOSED SESSION. CONSIDERATION  
OF MATTERS ON THE OPEN SESSION AGENDA WILL NOT BEGIN  
BEFORE 4:00 P.M.

## TENTATIVE AGENDA

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGFNCY SECRETARY, AT 749-2457.

- 1) Reconsidering action taken on Resolution No. 49-96 related to authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets: Rincon Point-South Beach. (**Continued from the meeting of April 23, 1996**)
- 2) Authorizing a Second Amendment to the Agreement for Disposition of Land and Improvements for Private Development with Rincon Point Development Company, LLC, with respect to the purchase and development of Site F-1 located at the southwest corner of Delancey and Bryant Streets: Rincon Point-South Beach. (**Continued from the meeting of April 23, 1996**)
- 3) Approving lease for office space at 815 Eddy Street with Planned Parenthood Alameda/San Francisco.
- 4) Delegating authority to the Executive Director to hold hearings under the Subcontractor Listing Law.
- 5) Authorizing a Technical Assistance Agreement for \$40,650 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Zen Hospice Project to undertake an accessibility assessment of its four-bed Hospice at 273 Page Street.

DOCUMENTS DEPT.

OVER

APR 26 1996

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6) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the southwest corner of Delancey and Bryant Streets (Site F-1) in Rincon Point-South Beach and the entity Agency may negotiate with is Rincon Point Development Company.
- (b) Pursuant to Government Code Section 54947.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
- (c) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

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Prepared and mailed April 24, 1996

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

FRI 1ST DATE: April 30, 1996  
posted TIME: 3:30 p.m.

APR 29 1996  
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SAN FRANCISCO  
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SF

R35 THE MEETING WILL BEGIN AT 3:30 P.M., AT WHICH TIME  
#3 THE COMMISSION WILL RECESS TO A CLOSED SESSION.  
4/30/96 CONSIDERATION OF MATTERS ON THE OPEN SESSION  
AGENDA WILL NOT BEGIN BEFORE 4:00 P.M.

Tentative

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Reconsidering action taken on Resolution No. 49-96 related to authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 69-96)

Action taken: \_\_\_\_\_

- (b) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 70-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

## CONSENT AGENDA

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- (a) Authorizing an amendment to Office Lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street. (Resolution No. 71-96)
- (b) Delegating authority to the Executive Director to hold hearings under the Subcontractor Listing Law. (Resolution No. 72-96).

Action taken: \_\_\_\_\_

## REGULAR AGENDA

- (c) Authorizing a Technical Assistance Agreement for \$40,650 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Zen Hospice Project to undertake an accessibility assessment of its four-bed Hospice at 273 Page Street. (Resolution No. 73-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Bryant Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

(e) Pursuant to Government Code Section 54956 9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: May 7, 1996  
TIME: 4:00 p.m.

DOCUMENTS DEPT.

Fax

MAY 06 1996 1st  
SAN FRANCISCO  
PUBLIC LIBRARY  
5/3/96

## TENTATIVE AGENDA

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- 1) Authorizing entering Commissioner Lynette Sweet's disclosure that she owns property in the Hunters Point Redevelopment Project Area on the Minutes.
- 2) Ratification of a \$45,000 loan for the Economic Summit held April 16-17, 1996.
- 3) Authorizing a Structural Engineering Contract with Middlebrook & Louie in an amount not exceed \$150,000 to provide structural engineering services; All Redevelopment Project Areas, Survey Areas and other Designated Development Sites.
- 4) Authorizing an amendment to the Owner Participation Agreement dated September 27, 1994, with The Roman Catholic Welfare Corporation, a California Nonprofit Religious Corporation, for a change in the sequence (only) of construction of the modification and addition to the Sacred Heart Cathedral Preparatory School on the block bounded by Ellis, Franklin, Eddy and Gough Streets; Western Addition A-2.
- 5) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Assisted Living Facility Revenue Bonds in an amount not to exceed \$35,000,000 to finance residential facilities at 1550 Sutter Street for redevelopment purposes and approving related actions; Western Addition A-2.
- 6) Authorizing the Executive Director to request the Board of Supervisors to establish a Redevelopment Survey Area for a 65-acre portion of Mission Bay north of the China Basin channel.
- 7) Authorizing an amendment to the Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation in connection with the development of low-income rental units located at 217 Eddy Street as part of the Citywide Tax Increment Housing Program.

- 8) Authorizing an amendment to the Regulatory and Grant Agreement with Artspace Development Corporation in connection with the development of live-work units located at 1685 18th Street for low income artists as part of the Citywide Tax Increment Housing Program.
- 9) Authorizing a Regulatory and Grant Agreement with Mission Housing Development Corporation in an amount not to exceed \$498,641 for the rehabilitation of 84 units of low income housing at 22 and 102 South Park as part of the Citywide Tax Increment Housing Program.

10) Closed Session.

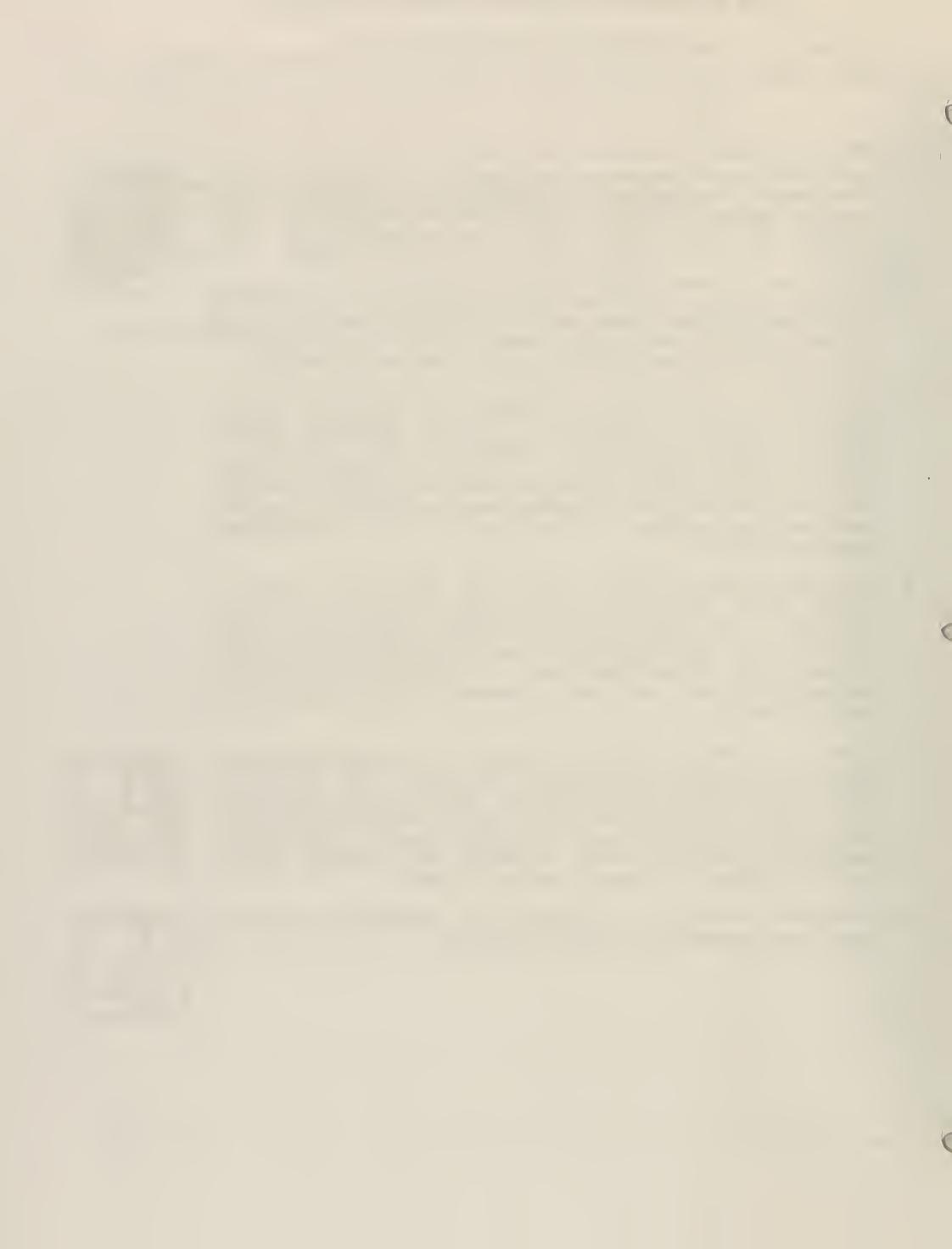
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**Prepared and mailed May 1, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

MAY 06 1996

DATE: May 7, 1996  
TIME: 4:00 P.M.

SAN FRANCISCO *For*  
PUBLIC LIBRARY *(L.S.)*  
*posted 5/3/96*

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

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- (a) Authorizing entering Commissioner Lynette Sweet's disclosure that she owns property in the Hunters Point Redevelopment Project Area on the Minutes. (Resolution No. 74-96)
- (b) Ratification of an advance of \$45,000 to the Economic Summit held April 16-17, 1996. (Resolution No. 75-96)
- (c) Authorizing a Structural Engineering Contract with Middlebrook & Louie in an amount not exceed \$150,000 to provide structural engineering services; All Redevelopment Project Areas, Survey Areas and other Designated Development Sites. (Resolution No. 76-96)
- (d) Authorizing an amendment to the Owner Participation Agreement dated September 27, 1994, with The Roman Catholic Welfare Corporation for a change in the sequence (only) of construction of the modification and addition to the Sacred Heart Cathedral Preparatory School on the block bounded by Ellis, Franklin, Eddy and Gough Streets; Western Addition A-2. (Resolution No. 77-96)

(e) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Assisted Living Facility Revenue Bonds in an amount not to exceed \$35,000,000 to finance residential facilities at 1550 Sutter Street for redevelopment purposes and approving related actions; Western Addition A-2. (Resolution No. 78-96)

**Action taken:** \_\_\_\_\_

**REGULAR AGENDA**

(f) Requesting the Board of Supervisors of the City and County of San Francisco to adopt a resolution establishing a Survey Area to permit the Redevelopment Agency to determine whether the exercise of its powers is appropriate to assist in the redevelopment of a 65-acre portion of Mission Bay north of the China Basin Channel. (Resolution No. 79-96)

**Action taken:** \_\_\_\_\_

(g) Authorizing an Second Amendment to a \$380,000 Regulatory and Grant Agreement with Artspace Development Corporation in connection with the development of live-work units located at 1685 18th Street for low income artists as part of the Citywide Tax Increment Housing Program. (Resolution No. 80-96)

**Action taken:** \_\_\_\_\_

(h) Commending and expressing appreciation to Leslie Miko for her service as Managing Director of the Center for the Arts at Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 81-96)

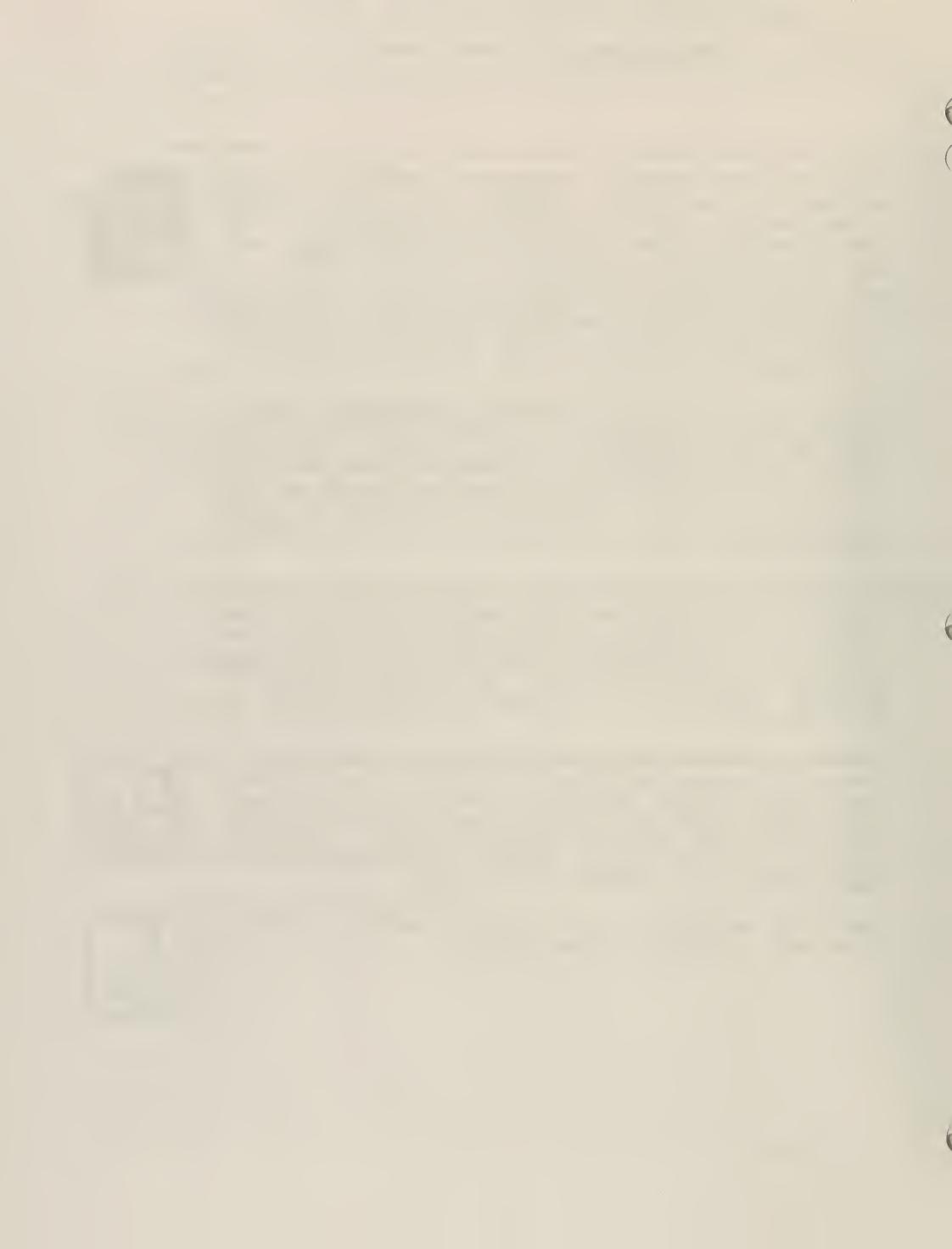
**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: May 14, 1996  
TIME: 4:00 p.m.  
DOCUMENTS DEPT.

14/96  
initials

MAY 10 1996

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Third Amendment to the contract for messenger services with On Target Delivery Service to increase the compensation rate and total compensation payable to a total amount not to exceed \$46,500.
- 2) Authorizing an Agreement in the amount of \$98,000 for fiscal years 1995-96 and 1996-97 with the Department of Public Health Services to provide consulting services related to the toxic clean up and preparation of portions of the Reuse Plans for the Hunters Point Shipyard and Naval Station Treasure Island.
- 3) Authorizing a First Amendment which revises the Schedule of Performance of the Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 4) Authorizing an amendment to a Grant Agreement with the Transition Development Corporation, which increases the amount from \$25,000 to \$40,000, in connection with leasing property at the Hunters Point Shipyard.
- 5) Authorizing a Loan or Grant Commitment of not more than \$250,000 to 479 Natoma Street Associates in connection with the development of 30 units of affordable family housing; South of Market.
- 6) Authorizing entering into an Assignment Agreement between the San Francisco Redevelopment Agency and Asian Neighborhood Design, Inc. for the purchase of 529 and 539 Minna Street; authorizing approval of a Loan Agreement with Asian Neighborhood Design, Inc. not to exceed \$95,388 for predevelopment expenses associated with the development of a 22-unit nonprofit owned and operated low and moderate income housing project on the site; authorizing approval of a Grant Agreement with Asian Neighborhood Design, Inc. not to exceed \$1,042,500 for acquisition of the site; South of Market

- 7) Authorizing a Technical Services Agreement for up to \$146,104 under the Housing Opportunities for Persons with AIDS Program with the Corporation for Supportive Housing.
- 8) Authorizing an amendment to an existing Housing Opportunities for Persons with AIDS Loan Agreement with Catholic Charities of the Archdiocese of San Francisco to loan an additional \$28,181 to pay for rehabilitation costs related to the licensure of the property located at 1340 Golden Gate Avenue.
- 9) Authorizing a First Amendment to reallocate the budget of a \$326,000 Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation in connection with the development of low-income rental units located at 217 Eddy Street as part of the Citywide Tax Increment Housing Program
- 10) Authorizing a Regulatory and Grant Agreement with Housing Conservation and Development Corporation in an amount not to exceed \$937,700 for the development of nonprofit owned and operated low income housing for very low income families at 150 Britton Street in Visitacion Valley as part of the Citywide Tax Increment Housing Program.
- 11) Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Bryant Streets (Site F-1) and the entity the Agency may negotiate with is Rincon Point Development Company.
  - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

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**Prepared and mailed May 8, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

**770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454**

DATE: May 14, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1.	Recognition of a Quorum	DOCUMENTS DEPT.
2.	Matters of Unfinished Business	MAY 10 1996
3.	Matters of New Business	SAN FRANCISCO

## **CONSENT AGENDA**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes; Regular Meeting, April 23, 1996.
- (b) Authorizing a Third Amendment to the contract for messenger services with On Target Delivery Service to increase the compensation rate and total compensation payable to a total amount not to exceed \$46,500. (Resolution No. 82-96)
- (c) Authorizing a Letter Agreement in the amount of \$98,000 for fiscal years 1995-96 and 1996-97 with the Department of Public Health for services relating to the toxic clean up; Hunters Point Shipyard and Naval Station Treasure Island. (Resolution No. 83-96)
- (d) Authorizing a First Amendment which revises the Schedule of Performance of the Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 84-96)

(e) Authorizing an increase in the amount of the Grant to Transition Development Corporation from \$25,000 to \$40,000; Hunters Point Shipyard Survey Area. (Resolution No. 85-96)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

(f) Authorizing a Loan or Grant Agreement in an amount not to exceed \$250,000 with 479 Natoma Street Associates for the development of 30 units of affordable housing located at 479 Natoma Street; South of Market. (Resolution No. 86-96)

Action taken: \_\_\_\_\_

(g) Authorizing Assignment Agreements between the San Francisco Redevelopment Agency and Asian Neighborhood Design, Inc. in connection with the development of 22 units of low income rental housing at 529 and 539 Minna Street; authorizing a Loan Agreement with Asian Neighborhood Design, Inc. in connection with the development of low income rental housing at the site in an amount not to exceed \$95,388 for predevelopment expenses associated with the site; authorizing a Regulatory and Grant Agreement with Asian Neighborhood Design, Inc. in connection with the development of low income rental housing at the site in an amount not to exceed \$1,042,500 for the acquisition of the site; South of Market. (Resolution No. 87-96)

Action taken: \_\_\_\_\_

(h) Authorizing approval of a Housing Opportunities for Persons with AIDS Technical Assistance Agreement in an amount not to exceed \$146,104 with the Corporation for Supportive Housing. (Resolution No. 88-96)

Action taken: \_\_\_\_\_

(i) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Peter Claver Community, Inc., a nonprofit corporation affiliated with Catholic Charities for an amount not to exceed \$28,181 related to 1340 Golden Gate Avenue (Resolution No. 89-96)

Action taken: \_\_\_\_\_

(j) Authorizing a First Amendment to reallocate the budget of a \$326,000 Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation in connection with the development of low-income rental units located at 217 Eddy Street as part of the Citywide Tax Increment Housing Program (Resolution No. 90-96)

Action taken: \_\_\_\_\_

(k) Authorizing a Regulatory and Grant Agreement with Housing Conservation and Development Corporation in an amount not to exceed \$937,700 for the development of housing for low and very low income families at 150 Britton Street in Visitacion Valley as part of the Citywide Tax Increment Housing Program. (Resolution No. 91-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DOCUMENTS DEPT.

DATE: MAY 21, 1996  
TIME: 2:00 p.m.

MAY 20 1996

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## PLEASE NOTE:

THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AT 2:00 P.M. IN FRONT OF THE MARRIOTT HOTEL, 55 4TH STREET TO START A TOUR OF VARIOUS DEVELOPMENT SITES BY WESTERN DEVELOPMENT GROUP, INC. (WDG).

21/96  
**CONSIDERATION OF MATTERS ON THE REGULAR AGENDA  
IN THE THIRD FLOOR COMMISSION BOARD ROOM  
AT 770 GOLDEN GATE AVENUE  
WILL NOT BEGIN BEFORE 4:00 P.M.**

## TENTATIVE AGENDA

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- 1) Approving a Workstudy Agreement with the University of California, Berkeley.
- 2) Public Hearing and authorizing execution of deeds and other conveyance instruments in connection with the sale of 1412 Golden Gate Avenue and 1949 O'Farrell Street, Affordable Condominium Program; Western Addition A-2.
- 3) Authorizing a conditional commitment to fund a Grant of not more than \$565,000 in the year 2016, to GP/TODCO, Inc., a California nonprofit public benefit corporation, in connection with the development of 75 affordable housing units located at 1095 Mission Street; South of Market Earthquake Recovery Redevelopment Project Area.

- 4) Authorizing a Predevelopment Loan in the amount of \$70,000 to Bethel A.M.E. Church in connection with the acquisition and rehabilitation of 92 affordable housing units located at the Prince Hall Apartments, 1170 McAllister Street; Western Addition A-2.
- 5) Authorizing an amendment to an existing Housing Opportunities for Persons with AIDS (HOPWA) Loan Agreement with Maitri AIDS Hospice to an additional \$422,301 to pay for the rehabilitation of property located at 401 Duboce Avenue.
- 6) Authorizing negotiation of a Consultant Contract with Simon Martin-Vegue Winkelstein Mori (SMWM) for the preparation of a Concept Plan; Transbay Survey Area.
- 7) Approving the Proposed Budget for the Period July 1, 1996 through June 30, 1997 and authorizing the Executive Director to submit the Budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco.

**8) Director's Report**

Information regarding Joint Public Hearing with the Planning Commission regarding the Draft EIR/EIS for the new Federal General Services Administration Office Building.

**9) Closed Session**

- (a) Pursuant to Government Code 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center, et. al.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

**MAY 23, 1996**

Joint Public Hearing to receive comments on the Draft EIR/EIS for the new Federal General Services Administration Building.

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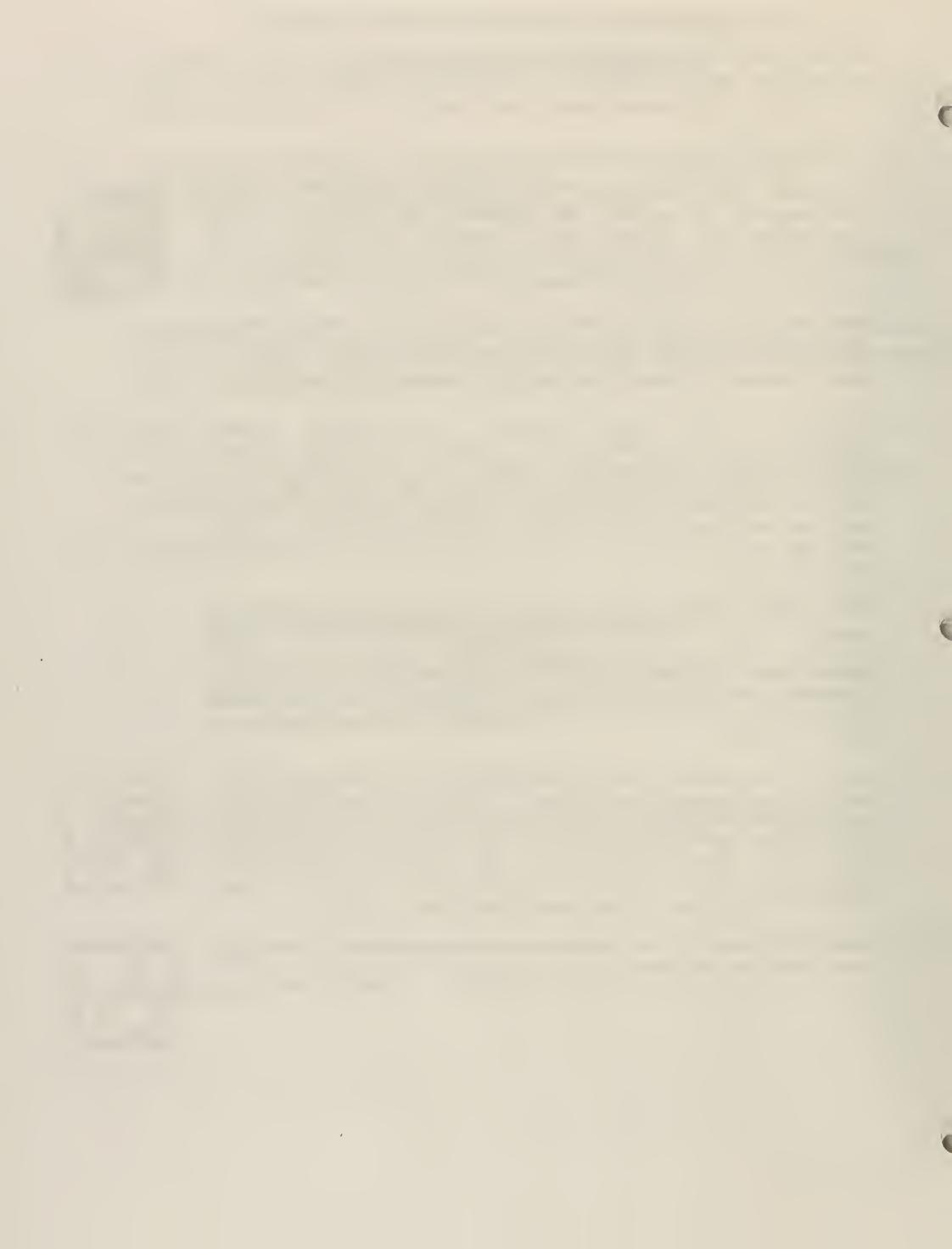
**Prepared and mailed May 15, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: MAY 21, 1996  
TIME: 2:00 P.M.

## A G E N D A

THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AT  
2:00 P.M. IN FRONT OF THE MARRIOTT HOTEL, 55 4TH STREET  
TO START A TOUR OF VARIOUS DEVELOPMENT SITES BY  
WESTERN DEVELOPMENT GROUP, INC. (WDG).

CONSIDERATION OF MATTERS ON THE REGULAR AGENDA  
IN THE THIRD FLOOR COMMISSION BOARD ROOM  
AT 770 GOLDEN GATE AVENUE  
WILL NOT BEGIN BEFORE 4:00 P.M.

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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### CONSENT AGENDA

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- (a) Approving a Workstudy Agreement with the University of California, Berkeley. (Resolution No. 92-96)

Action taken: \_\_\_\_\_

(b) Authorizing three Agency Commissioners to travel to the ULI Conference in New York City during the period June 1 through June 4, 1996. (Resolution No. 93-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(c) Public hearing to hear all persons interested in execution of deeds in connection with the sale of 1412 Golden Gate Avenue and 1949 O'Farrell Street; Western Addition A-2.

Authorizing execution of deeds and other conveyance instruments in connection with the sale of 1412 Golden Gate Avenue and 1949 O'Farrell Street, Affordable Condominium Program; Western Addition A-2. (Resolution No. 94-96)

Action taken: \_\_\_\_\_

(d) Authorizing a conditional commitment to fund a Grant of not more than \$565,000 in the year 2016, to GP/TODCO, Inc., in connection with the development of 75 affordable housing units located at 1095 Mission Street; South of Market. (Resolution No. 95-96)

Action taken: \_\_\_\_\_

(e) Authorizing a Predevelopment Loan in the amount of \$70,000 to Bethel African Methodist Episcopal Church, in connection with the acquisition and rehabilitation of 92 affordable housing units, located at the Prince Hall Apartments, 1170 McAllister Street; Western Addition A-2 (Resolution No. 96-96)

Action taken: \_\_\_\_\_

(f) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Maitri AIDS Hospice in an amount not to exceed \$422,301, related to rehabilitation of the property located at 401 Duboce Street. (Resolution No. 97-96).

Action taken: \_\_\_\_\_

(g) Authorizing negotiation of a Consultant Contract with Simon Martin-Vegue Winkelstein Moris (SMWM), for the preparation of a concept plan; Transbay Redevelopment Survey Area. Resolution No. 98-96

Action taken: \_\_\_\_\_

(h) Approving the proposed budget for the period July 1, 1996 through June 30, 1997, and authorizing the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 99-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director

Information regarding Joint Public Hearing with the Planning Commission regarding the Draft EIR/EIS for the new Federal General Services Administration Office Building.

8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center, et. al.
  - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

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MAY 20 1996

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CALL AND NOTICE OF SPECIAL MEETING  
OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF  
SAN FRANCISCO

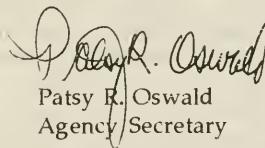
PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY NOTICE

IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of  
the City and County of San Francisco will be held in Room 404 at 401 Van

Ness Avenue, San Francisco, California at 1:30 o'clock p.m. on the 23rd day of

May, 1996 for the purpose of holding a joint public hearing with the City

Planning Commission for the purpose of receiving comments on the Draft  
EIR/EIS for the New Federal General Services Administration Building.



Patsy R. Oswald  
Agency Secretary

Date: May 15, 1996

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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4. The meeting/hearing will be held in the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404 in San Francisco. The Chamber is wheelchair accessible. Accessible MUNI lines serving this location are: #42 Downtown Loop and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services call 923-6142.
5. There is accessible parking in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

April 3, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

MAY 31 1996

DATE: June 4, 1996

SAN FRANCISCO  
PUBLIC LIBRARY

TIME: 4:00 p.m.

## TENTATIVE AGENDA

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- 1) Authorizing a Personal Services Contract with Patricia Nacey in an amount not to exceed \$19,500.
- 2) Authorizing a Personal Services Agreement with Chicago Title Company in the amount of \$25,125 regarding State of California Tideland Trust issues and title reports; Hunters Point Shipyard Survey Area.
- 3) Authorizing a Grant and Regulatory Agreement with Mission Housing Development Corporation in an amount not to exceed \$292,636 in connection with the development of low-income rental units located at 22 South Park Avenue as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing a Regulatory and Grant Agreement with Mission Housing Development Corporation in an amount not to exceed \$206,005 in connection with the development of low-income rental units located at 102 South Park Avenue as part of the Citywide Tax Increment Housing Program.
- 5) Approving a Reimbursement Agreement with the Bank of Tokyo-Mitsubishi, Ltd. and National Westminster Bank PLC to provide supplementary credit enhancement for the Redevelopment Financing Authority's 1995 Yerba Buena Gardens Refunding Notes; Yerba Buena Center.

**AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE  
REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER THE FOLLOWING  
ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE  
REDEVELOPMENT AGENCY WILL RECONVENE TO CONSIDER THE  
REMAINING AGENDA.**

- 6) Approving an Amended and Restated Trust Agreement with Chemical Trust Company of California for the Authority's 1995 Yerba Buena Gardens Refunding Notes in connection with obtaining a confirming letter of credit for supplementary credit enhancement; Yerba Buena Center.

7) Closed Session

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

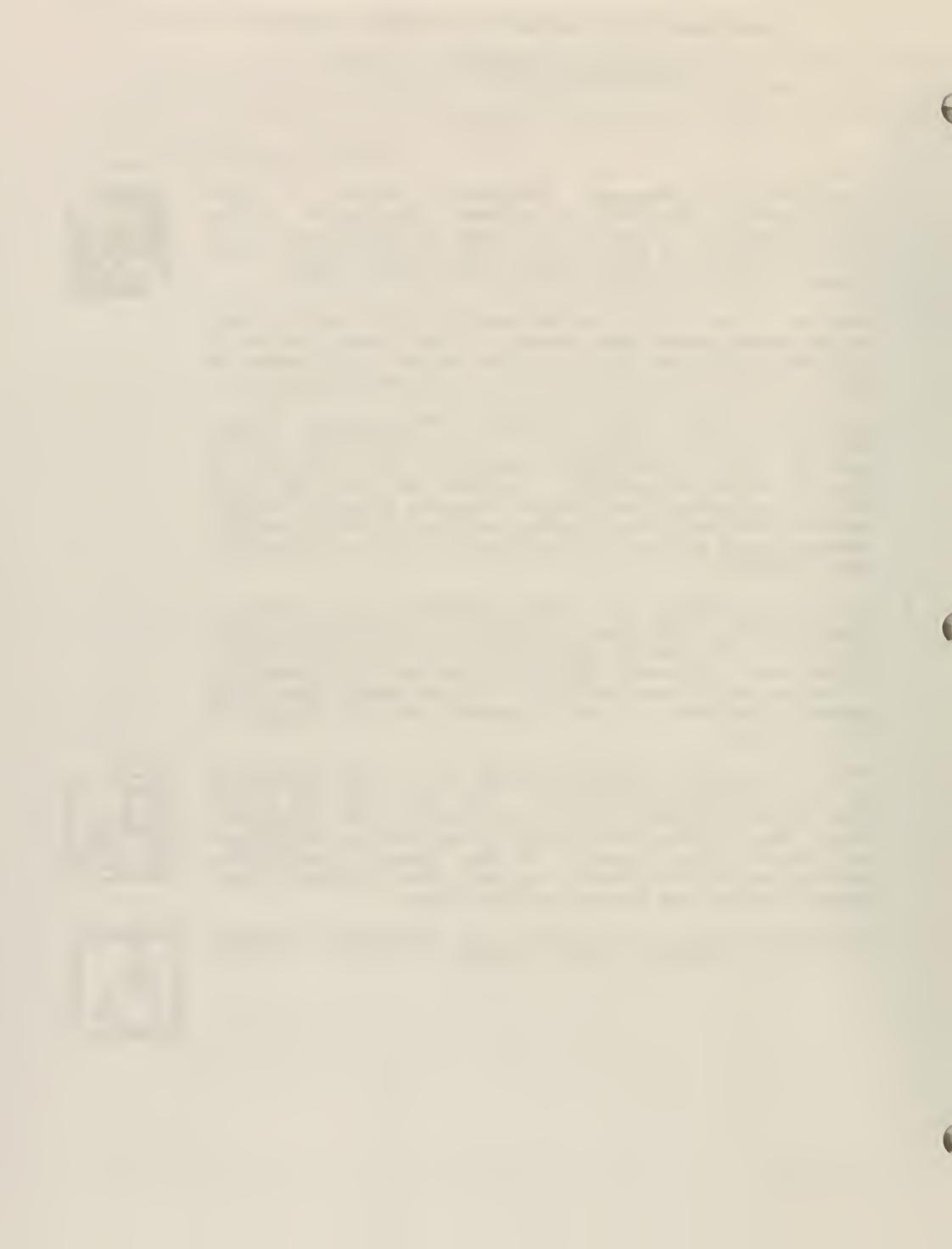
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**Prepared and mailed May 29, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: June 4, 1996  
TIME: 4:00 P M

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

DOCUMENTS DEPT.

2. Matters of Unfinished Business

MAY 31 1996

3. Matters of New Business

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, April 30 and May 7 and 21, 1996; Closed Session Meetings, April 30 and May 21, 1996.
- (b) Authorizing a Personal Services Contract with Patricia Nacey in an amount not to exceed \$20,250. (Resolution No. 100-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

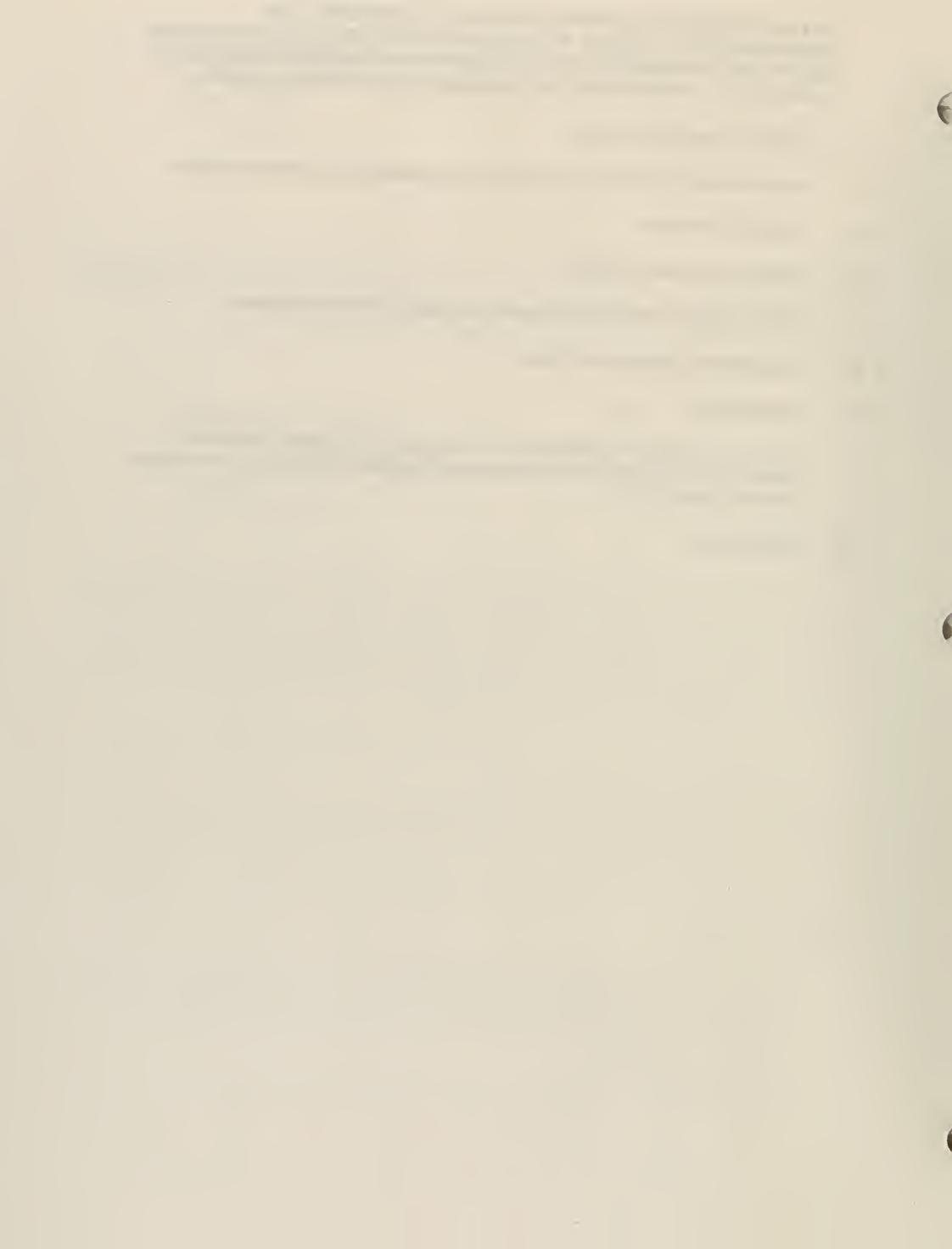
- (c) Approving a Reimbursement Agreement with the Bank of Tokyo-Mitsubishi, Ltd. and National Westminster Bank PLC to provide supplementary credit enhancement for the Redevelopment Financing Authority's 1995 Yerba Buena Gardens Refunding Notes; Yerba Buena Center. (Resolution No. 101-96)

Action taken: \_\_\_\_\_



AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER AN ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY WILL RECONVENE TO CONSIDER THE REMAINING AGENDA.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) Status report on expiring HUD insured mortgages and Section 8 contracts.
8. Commissioners' Questions and Matters
9. Closed Session
- Pursuant to Government Code Section 54947.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
10. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: June 11, 1996  
TIME: 4:00 p.m.  
DOCUMENTS DEPT.

JUN 07 1996

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## TENTATIVE AGENDA

*1/96  
tentative*  
NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Commendation resolution for Commissioner Leroy King.
- 2) Workshop on the Agency's Internal Affirmative Action Program for 1996 and 1997.

### THE FOLLOWING ITEMS WILL BE HEARD AFTER 4:45 P.M.

- 3) Authorizing a Grant and Regulatory Agreement with Mission Housing Development Corporation in an amount not to exceed \$292,636 in connection with the development of low-income rental units located at 22 South Park Avenue as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing a Regulatory and Grant Agreement with Mission Housing Development Corporation in an amount not to exceed \$206,005 in connection with the development of low-income rental units located at 102 South Park Avenue as part of the Citywide Tax Increment Housing Program.
- 5) Authorizing a Landscape Maintenance Services Contract with Gardeners' Guild, Inc. for a two-year period, in an amount not to exceed \$149,432 to provide Landscape Maintenance Services; Community Facilities District No. 1; Rincon Point-South Beach.
- 6) Authorizing a Personal Services Agreement with Chicago Title Company in the amount of \$25,125 regarding State of California Tideland Trust issues and title reports; Hunters Point Shipyard Survey Area.
- 7) Authorizing a \$225,000 Consultant Contract with Simon Martin-Vegue Winkelstein Morris for the preparation of a Concept Plan; Transbay Survey Area.

**8) Closed Session:**

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

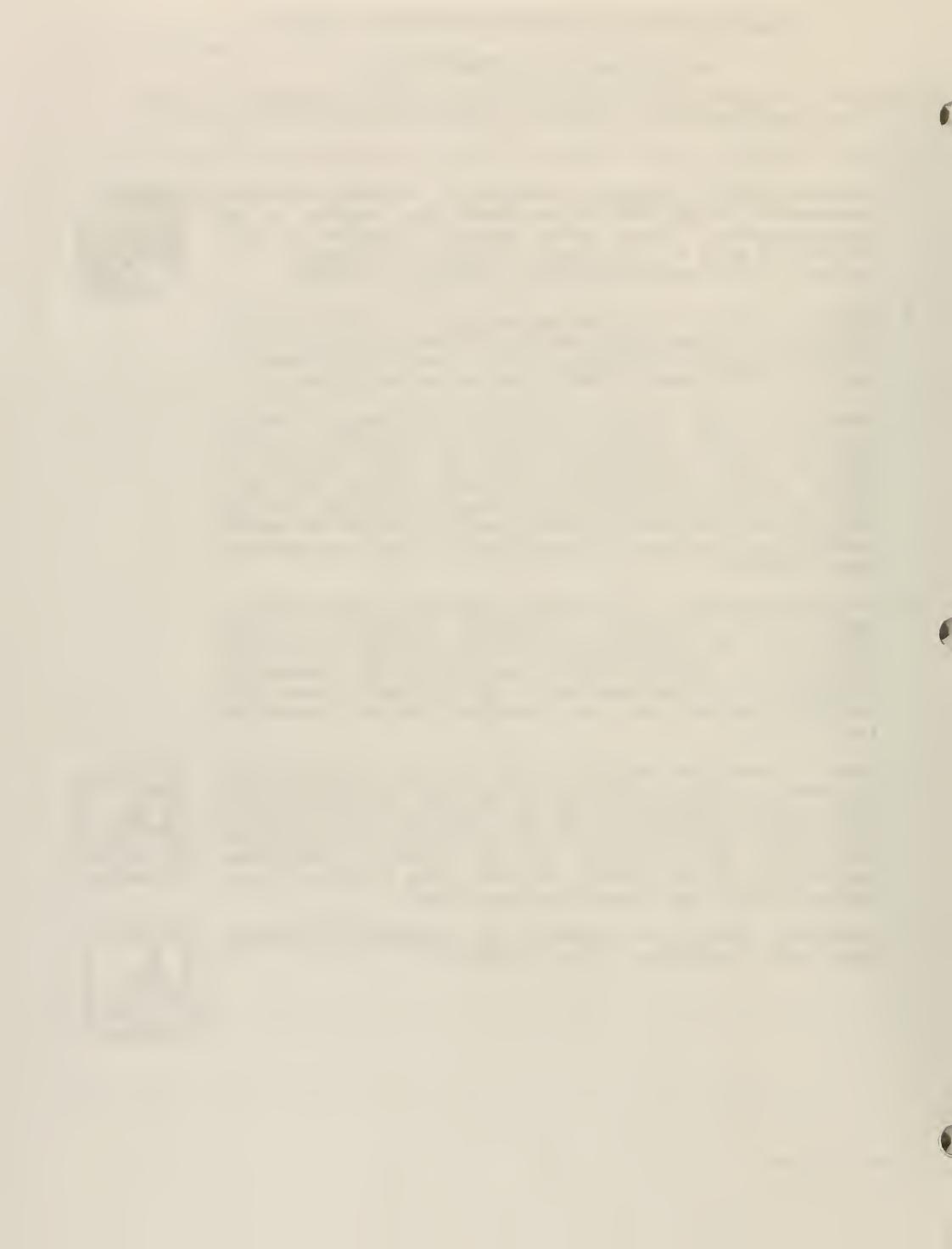
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**Prepared and mailed June 5, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: June 11, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### DOCUMENTS DEPT'

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6/7/96

### REGULAR AGENDA

(a) Commending and honoring Leroy King for his many years of service to the Labor Movement, the African American Community and the City of San Francisco. (Resolution No. 102-96)

Action taken: \_\_\_\_\_

(b) Workshop on the Agency's Internal Affirmative Action Program for 1996 and 1997.

### THE FOLLOWING ITEMS WILL BE HEARD AFTER 4:45 P.M.

(c) Authorizing a Grant and Regulatory Agreement with Mission Housing Development Corporation in an amount not to exceed \$292,636 in connection with the development of low-income rental units located at 22 South Park Avenue as part of the Citywide Tax Increment Housing Program. (Resolution No. 103-96)

Action taken: \_\_\_\_\_

(d) Authorizing a Regulatory and Grant Agreement with Mission Housing Development Corporation in an amount not to exceed \$206,005 in connection with the development of low-income rental units located at 102 South Park Avenue as part of the Citywide Tax Increment Housing Program. (Resolution No. 104-96)

Action taken: \_\_\_\_\_

(e) Authorizing a Personal Services Contract with Gardeners' Guild, Inc. for a two-year period, in an amount not to exceed \$149,432, to provide Landscape Maintenance Services; Community Facilities District No. 1; Rincon Point-South Beach. (Resolution No. 105-96)

**Action taken:** \_\_\_\_\_

(f) Authorizing payment to the Chicago Title Insurance Company in the amount of \$37,800 for Real Property Title Services; Hunters Point Shipyard Survey Area. (Resolution No. 106-96)

**Action taken:** \_\_\_\_\_

(g) Authorizing a \$225,000 Consultant Contract with Simon Martin-Vegue Winkelstein and Morris for the preparation of a Concept Plan; Transbay Redevelopment Survey Area. (Resolution No. 107-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

(a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

24 HOUR INFORMATION LINE : 749-2454

JUN 14 1996

DATE: June 18, 1996

TIME: 4:00 p.m.

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## TENTATIVE AGENDA

**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Rental Agreement with 479 Natoma Street Associates which permits a construction and staging area on Agency-owned land located on the blocks bounded by Sixth, Natoma and Minna Streets, a portion of which is in the South of Market Project Area.
- 2) Authorizing a Consulting Agreement with Wes Willoughby in an amount not to exceed \$46,500.
- 3) Authorizing a First Amendment to the Cooperative Agreement with the State of California through its Department of Transportation; Transbay Survey Area.
- 4) Authorizing an extension of the time for performance of the Personal Services Contract with the Chinatown Youth Center, Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council, to operate a comprehensive Street Cleaning Business Venture in Chinatown from June 30, 1996 to August 31, 1996.
- 5) Authorizing a First Amendment to the Agreement with the San Francisco Film and Video Arts Commission in the amount of \$5,200 for marketing services; Treasure Island and Hunters Point Shipyard Survey Areas.
- 6) Authorizing approval of Internal Affirmative Action Plan for Agency Employment for 1996 and 1997. (Continued from the meeting of February 20, 1996).
- 7) Authorizing a Second Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation to increase the amount by \$56,545 to a total of \$231,545 for predevelopment activities for Parcel 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.

OVER

- 8) Authorizing a First Amendment to a Developer's Loan Agreement with San Francisco Housing Development Corporation in an amount of \$74,455 in connection with the development of Site DD-2 (Garnett Terrace) located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.
- 9) Authorizing the use of a pool of Plan Adoption and Fiscal Analysis Consultants for the new Project/Survey Areas and authorizing the negotiation of Professional Services Contracts for said services as follows: Transbay - Keyser Marston Associates; Hunters Point Shipyard - Katz Hollis; and Mid-Market - Katz Hollis; Transbay, Mid-Market and Hunters Point Shipyard Survey Areas.
- 10) Authorizing a Three Year Personal Services Contract with KPMG Peat Marwick LLP, Williams, Adley & Company LLP and associated Asian CPA firms, a Joint Venture, to perform the audit of the Agency's Financial Records in an amount not to exceed \$174,100.

**11) Closed Session:**

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

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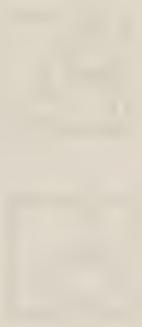
**Prepared and mailed June 12, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: June 18, 1996  
TIME: 4:00 P.M.

## A G E N D A

*5*  
*1996*  
**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Authorizing approval of Internal Affirmative Action Plan for 1996 and 1997. (Continued from February 20, 1996) (Resolution No. 19-96)
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Agreement with 479 Natoma Street Associates permitting use of Agency-owned land located on the blocks bounded by Sixth, Natoma and Minna Streets, a portion of which is in the South of Market Project Area. (Resolution No. 108-96)
- (b) Authorizing a Personal Services Contract with Wes Willoughby in an amount not to exceed \$46,500. (Resolution No. 109-96)
- (c) Authorizing a First Amendment, which modifies the scope of services and makes other changes, to the Cooperative Agreement for Planning Services with the State of California through its Department of Transportation; Transbay Survey Area. (Resolution No. 110-96)

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- (d) Authorizing a Second Amendment to the Personal Services Contract with the Chinatown Youth Center, Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council, extending the time of performance to August, 31, 1996, as part of the Approved Chinatown Economic Development Program. (Resolution No. 111-96)
- (e) Authorizing a First Amendment to the Agreement with the San Francisco Film and Video Arts Commission in the amount of \$5,200 for marketing services; Treasure Island and Hunters Point Shipyard Survey Areas. (Resolution No. 112-96)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

- (f) Authorizing a Second Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in an amount not to exceed \$56,545 for Parcel 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 113-96)

Action taken: \_\_\_\_\_

- (g) Authorizing a First Amendment to Developer's Loan Agreement with San Francisco Housing Development Corporation in an amount not to exceed \$74,455 for Parcel DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point. (Resolution No. 114-96)

Action taken: \_\_\_\_\_

- (h) Authorizing a Three Year Personal Services Contract with KPMG Peat Marwick LLP, Williams, Adley & Company LLP and associated Asian CPA firms, a Joint Venture, to perform the audit of the Agency's Financial Records in an amount not to exceed \$174,100. (Resolution No. 115-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session
  - (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: June 25, 1996  
TIME: 4:00 P.M.

## A G E N D A

5  
**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum  
2. Matters of Unfinished Business  
3. Matters of New Business

DOCUMENTS DEPT.

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SAN FRANCISCO *Copy*  
PUBLIC LIBRARY *1st*  
*posted 1*  
6/21/96

### REGULAR AGENDA

(a) Authorizing a Third Amendment to the Land Disposition Agreement with the Housing Conservation and Development Corporation to provide additional funds in an amount not to exceed \$528,000 for the development of first-time ownership housing on Site HH-1 located at the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 116-96)

Action taken: \_\_\_\_\_

(b) Authorizing a \$407,244 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the operation of the Peter Claver Community located at 1340 Golden Gate Avenue.(Resolution No. 117-96)

Action taken: \_\_\_\_\_

(c) Authorizing the negotiation of Personal Services Contracts for a Panel of Plan Adoption and Fiscal Analysis Consultants for the new Survey Areas with Keyser Marston Associates, Katz Hollis and Seifel Associates, Transbay, Mid-Market and Hunters Point Shipyard Survey Areas. (Resolution No. 118-96)

Action taken: \_\_\_\_\_

(d) Workshop on a Reuse Plan for Treasure Island.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) 1996-1997 Budget Issues
8. Commissioners' Questions and Matters
9. Closed Session

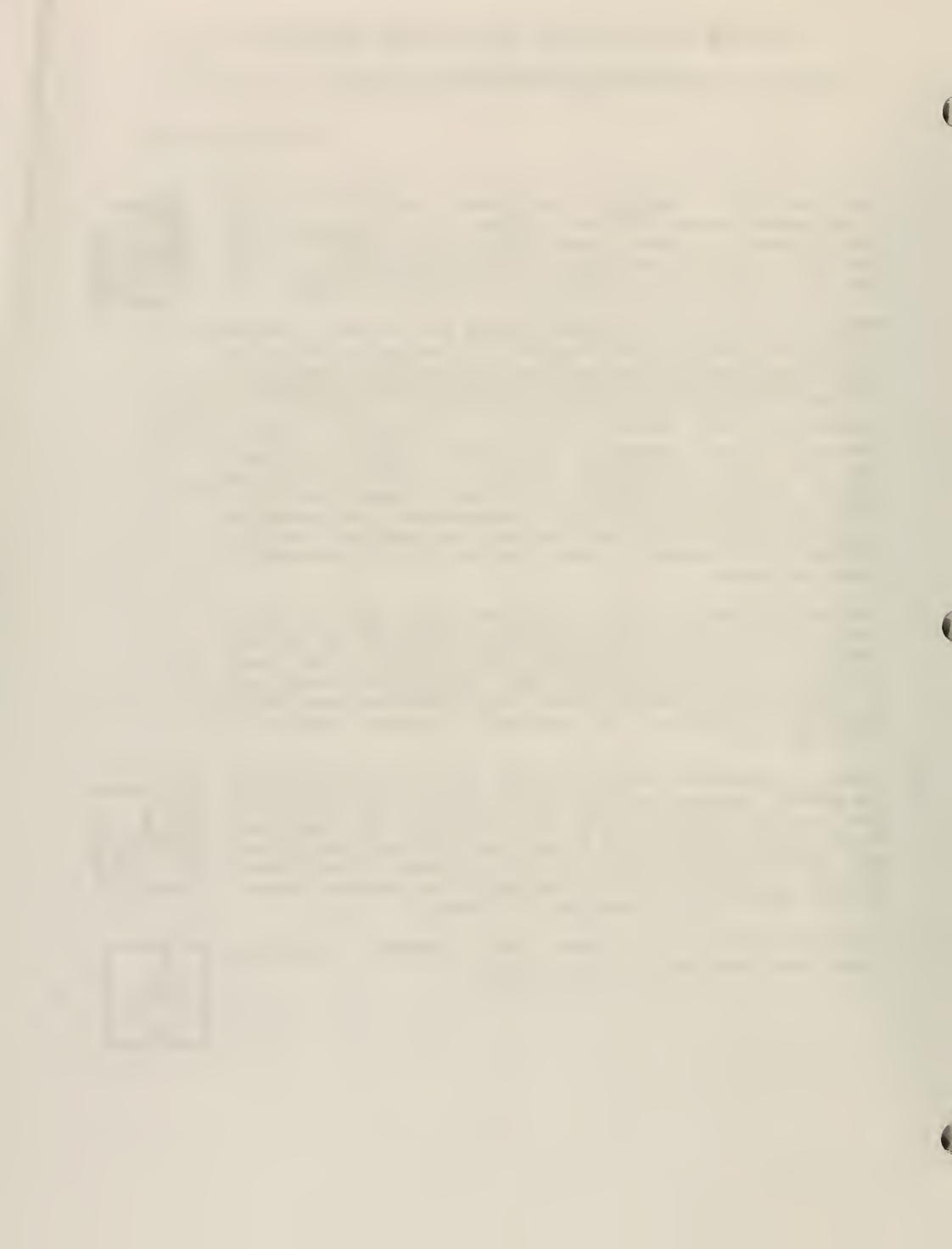
Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional Engineers Local 21.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

24 HOUR INFORMATION LINE : 749-2454

DATE: July 2, 1996

TIME: 4:00 p.m.

JUN 27 1996

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the negotiation of Personal Services Contracts for a Panel of Plan Adoption and Fiscal Analysis Consultants for the new Survey Areas with Keyser Marston Associates, Katz Hollis and Seifel Associates, Transbay, Mid-Market and Hunters Point Shipyard Survey Areas. (Continued from the meeting of June 25, 1996).
- 2) Authorizing a Second Amendment to the Personal Services Contract with Laurie Glass in the amount of \$5,200 and extending the time of performance to July 31, 1996 for Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island Survey Area.
- 3) Authorizing a contract with Ella Hill Hutch Community Center to provide employment development services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area for an amount not to exceed \$266,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2.
- 4) Authorizing a contract with Mission Hiring Hall, Inc. to provide employment development services to low and moderate income residents of the South of Market Redevelopment Project Area for an amount not to exceed \$220,000 for the period July 1, 1996 to June 30, 1997; South of Market.
- 5) Authorizing a contract with Young Community Developers, Inc. to provide employment development services to low and moderate income residents of the Hunters Point Redevelopment Project Area for an amount not to exceed \$200,000 for the period July 1, 1996 to June 30, 1997; Hunters Point.

- 6) Authorizing a contract with San Francisco Renaissance to provide entrepreneurial training services to low and moderate income residents of Hunters Point, South of Market and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$40,000 for the period July 1, 1996 to June 30, 1997; Hunters Point, South of Market and Western Addition A-2.
- 7) Authorizing a contract with Urban Economic Development Corporation to provide business technical assistance and loan packaging services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas in an amount not to exceed \$185,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2 and India Basin.
- 8) Authorizing a contract with South of Market Foundation to provide business technical assistance and loan packaging services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$203,000 for the period July 1, 1996 through June 30, 1997; South of Market.
- 9) Oral and written Community Needs Assessment Report by the South Bayshore Community Development Corporation.
- 10) Presentation by Waterfront Transportation Projects Office on proposed Port Parking Garage on Block 202; Mid Embarcadero Open Space Project; Golden Gateway.
- 11) Closed Session:

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

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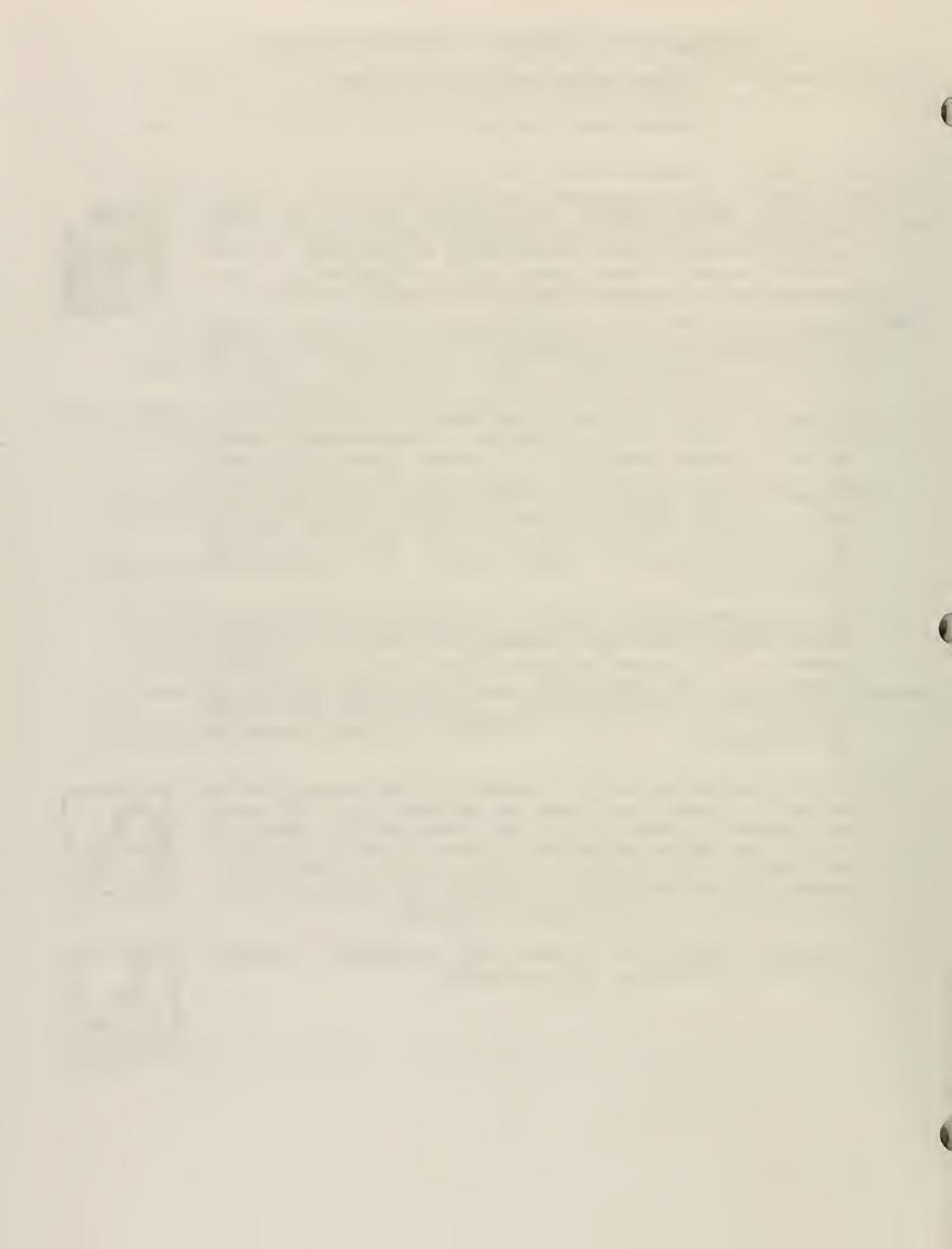
**Prepared and mailed June 26, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

Fax  
copy  
1st Postage  
1/29/96  
JUL 01 1996  
SAN FRANCISCO  
PUBLIC LIBRARY

DATE: July 2, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business

(a) Authorizing the negotiation of Professional Services Contracts for a Panel of Plan Adoption and Fiscal Analysis Consultants for the new Survey Areas with Keyser Marston Associates, Katz Hollis and Seifel Associates, Transbay, Mid-Market and Hunters Point Shipyard and South Bayshore Survey/Project Areas. (Resolution No. 118-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

### **CONSENT AGENDA**

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Authorizing a Second Amendment to the Personal Services Contract with Laurie Glass in the amount of \$5,200 and extending the time of performance to July 31, 1996 for Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island Survey Area. (Resolution No. 119-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(b) Authorizing a contract with Ella Hill Hutch Community Center to provide employment development services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area for an amount not to exceed \$266,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2. (Resolution No. 120-96)

Action taken: \_\_\_\_\_

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(c) Authorizing a contract with Mission Hiring Hall, Inc. to provide employment development services to low and moderate income residents of the South of Market Redevelopment Project Area for an amount not to exceed \$220,000 for the period July 1, 1996 to June 30, 1997; South of Market. (Resolution No. 121-96)

Action taken: \_\_\_\_\_

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(d) Authorizing a contract with Young Community Developers, Inc. to provide employment development services to low and moderate income residents of the Hunters Point Redevelopment Project Area for an amount not to exceed \$200,000 for the period July 1, 1996 to June 30, 1997; Hunters Point. (Resolution No. 122-96)

Action taken: \_\_\_\_\_

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(e) Authorizing a contract with San Francisco Renaissance to provide entrepreneurial training services to low and moderate income residents of Hunters Point, South of Market and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$40,000 for the period July 1, 1996 to June 30, 1997; Hunters Point, South of Market and Western Addition A-2. (Resolution No. 123-96)

Action taken: \_\_\_\_\_

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(f) Authorizing a contract with Urban Economic Development Corporation to provide business technical assistance and loan packaging services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas in an amount not to exceed \$185,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2 and India Basin. (Resolution No. 124-96)

Action taken: \_\_\_\_\_

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(g) Authorizing a contract with South of Market Foundation to provide business technical assistance and loan packaging services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$203,000 for the period July 1, 1996 through June 30, 1997; South of Market. (Resolution No. 125-96)

Action taken: \_\_\_\_\_

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(h) Oral and written Community Needs Assessment Report by the South Bayshore Community Development Corporation.

- (i) Presentation by Waterfront Transportation Projects Office on proposed Port Parking Garage on Block 202 as part of the Mid Embarcadero Open Space Project..
- 4. Matters not appearing on Agenda
- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 6. Report of the President
- 7. Report of the Executive Director
  - (a) Status report on the Agency's 1996-1997 Budget.
- 8. Commissioners' Questions and Matters
- 9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator respect to price and terms of payment. The property is located at the southeast corner of Third and Harrison Streets in Yerba Buena Center and the entity the Agency may negotiate with is AMB Properties.
  - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
  - (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.
- 10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: July 9, 1996  
TIME: 4:00 pm  
DOCUMENTS DEPT.

JUL 08 1996  
copy  
FAX

SAN FRANCISCO 1ST  
PUBLIC LIBRARY 1st  
7/5/96

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing reimbursement of Deputy Executive Director, Program and Project Management Applicants' Travel Expenses in an amount not to exceed \$1,500.
- 2) Authorizing a Second Amendment to the Cooperative Agreement with Caltrans to provide matching funds for Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.
- 3) Authorizing a Personal Services Contract for an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation in connection with the Agency's Homeownership Counseling Program; Western Addition A-2 and Hunters Point.
- 4) Authorizing the Redevelopment Agency to apply for and accept funds in the amount of \$4,914,000 from the U.S Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program within the San Francisco Eligible Metropolitan Statistical Area.
- 5) Workshop on Transbay Concept Plan progress; Transbay Survey Area.
- 6) Authorizing negotiation of an Architectural Services Contract with Daniel, Mann, Johnson & Mendenhall to provide Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.
- 7) Approving an Interim Lease between the San Francisco Redevelopment Agency and the Department of the Navy for Building 606 and authorizing the Executive Director to enter into an Interim Sublease between the Agency and the Police Department of the City and County of San Francisco for that site; Hunters Point Shipyard Survey Area.

7) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
  - (i) northeasterly corner of Third and Howard Streets in Yerba Buena Center with Hampshire Limited Liability Company.
  - (ii) 1860 Turk Street in the Western Addition A-2 with Nolan Frank and Frances Lung.
  - (iii) 815 Eddy Street with Planned Parenthood Alameda/San Francisco.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
- (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

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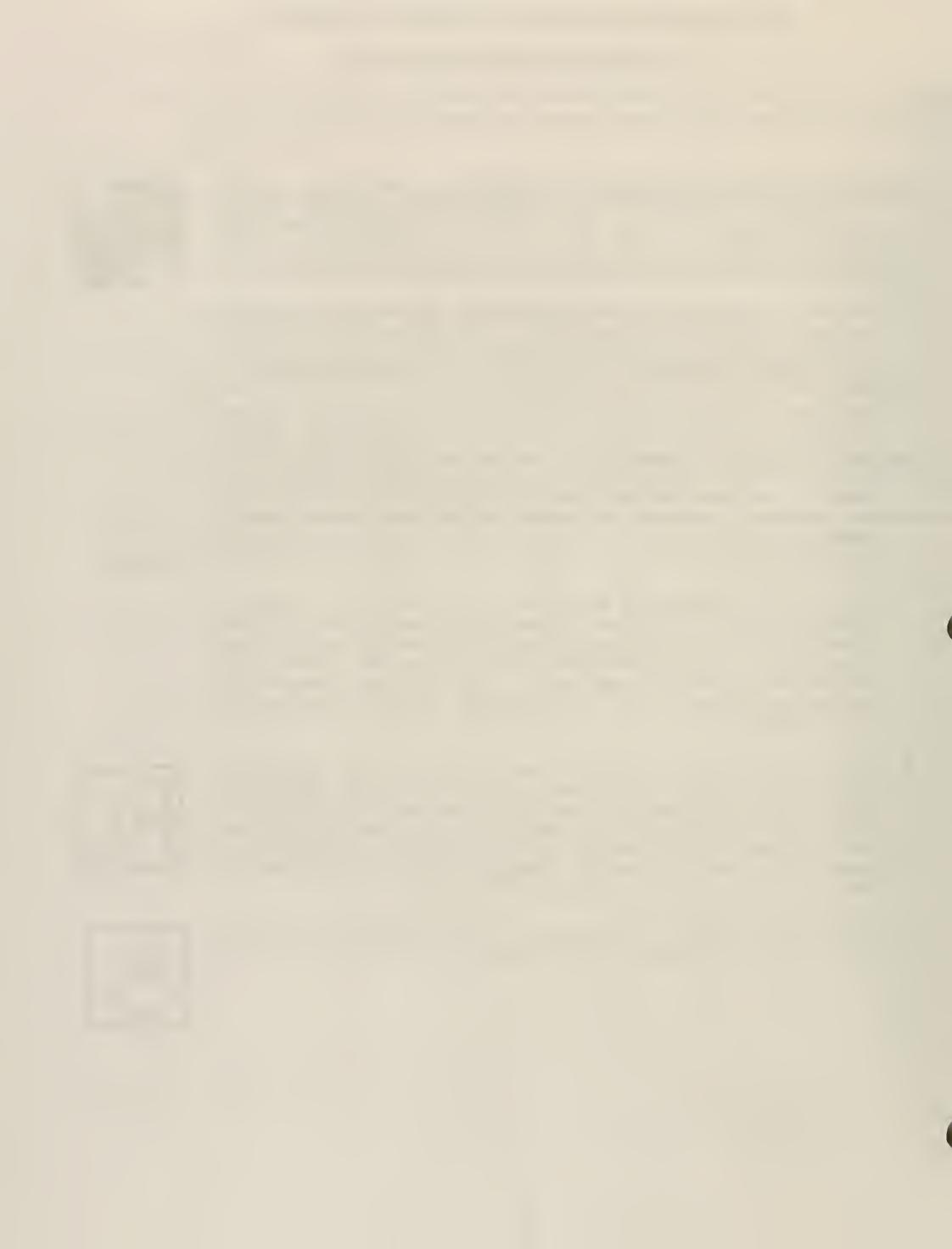
**Prepared and mailed July 3, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: July 9, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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1st Postd SAN FRANCISCO 7/5/96  
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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

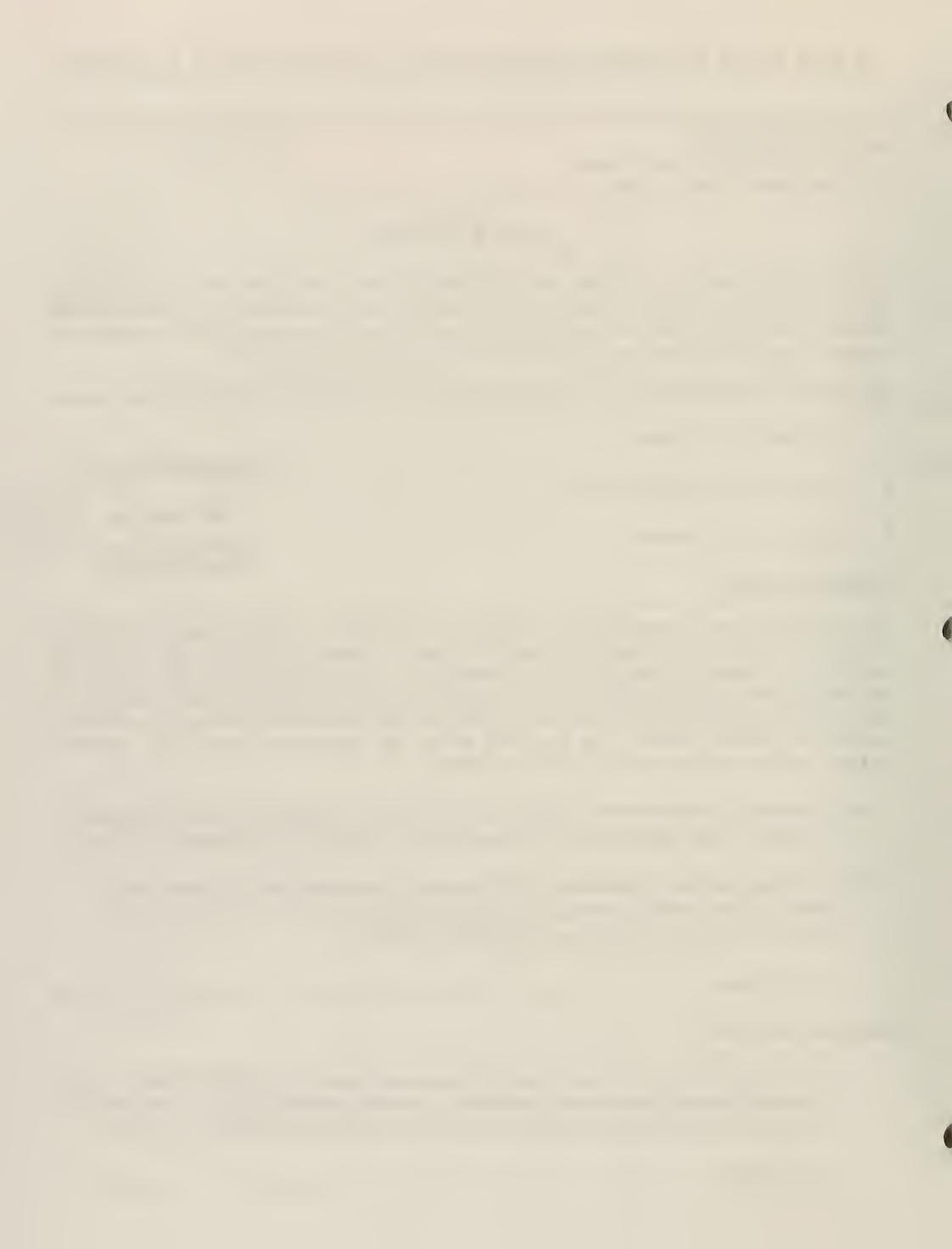
- (a) Authorizing reimbursement of Deputy Executive Director, Program and Project Management Applicants' Travel Expenses in a total amount not to exceed \$1,500. (Resolution No. 126-96)
- (b) Authorizing a Second Amendment to the Cooperative Agreement with Caltrans to provide matching funds for Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area. (Resolution No. 127-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Authorizing a Personal Services Contract for an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation in connection with the Agency's Homeownership Counseling Program; Western Addition A-2 and Hunters Point. (Resolution No. 128-96)

Action taken: \_\_\_\_\_



(d) Authorizing the Redevelopment Agency to apply for and accept funds in the amount of \$4,914,000 from the U.S Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program. (Resolution No. 129-96)

Action taken: \_\_\_\_\_

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(e) Workshop on Transbay Concept Plan progress; Transbay Survey Area.

(f) Authorizing negotiation of an Architectural Services Contract with Daniel, Mann, Johnson & Mendenhall to provide Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area. (Resolution No. 130-96)

Action taken: \_\_\_\_\_

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(g) Approving an Interim Lease between the San Francisco Redevelopment Agency and the Department of the Navy for Building 606 and authorizing the Executive Director to enter into an Interim Sublease between the Agency and the Police Department of the City and County of San Francisco for that site; Hunters Point Shipyard Survey Area. (Resolution No. 131-96)

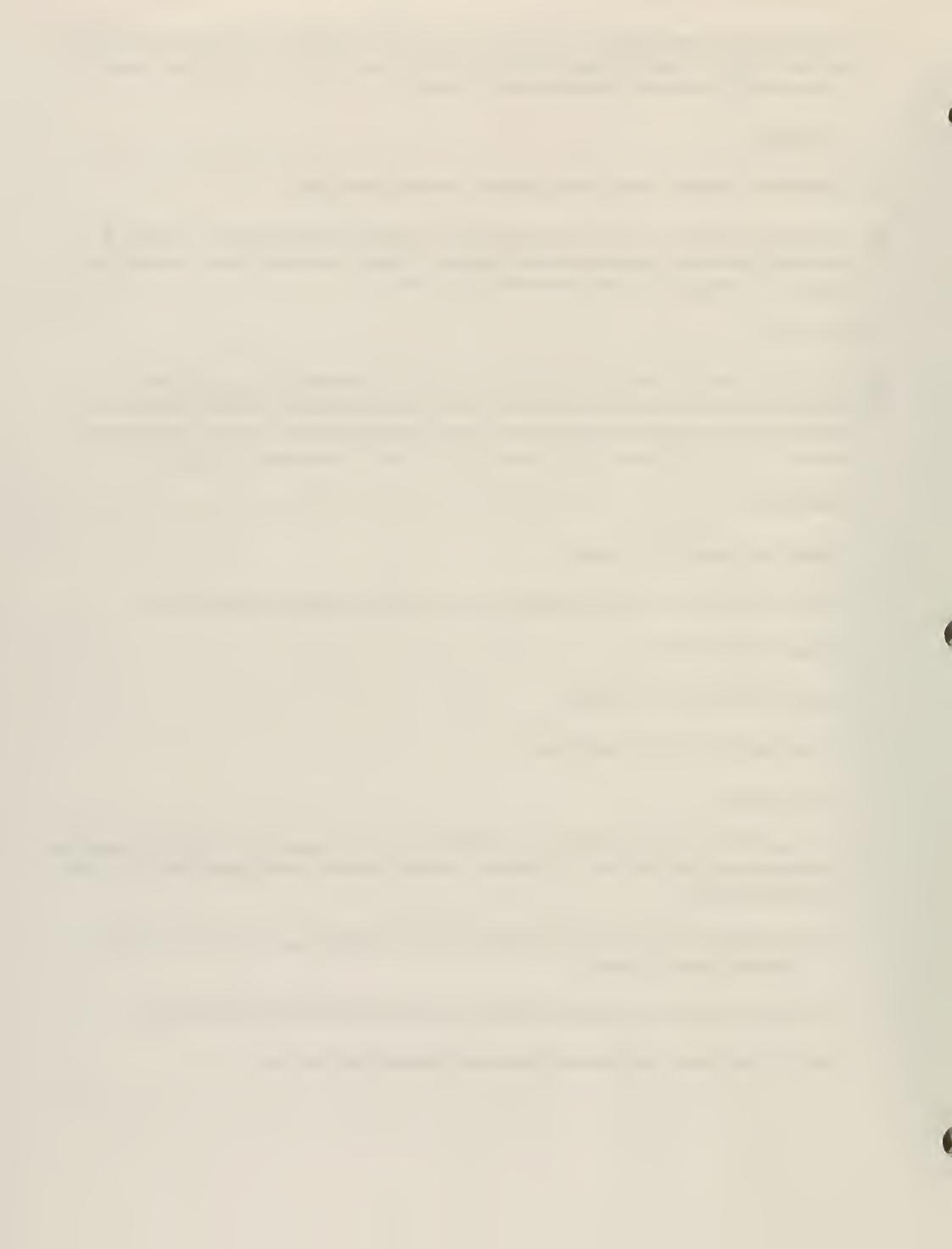
Action taken: \_\_\_\_\_

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4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

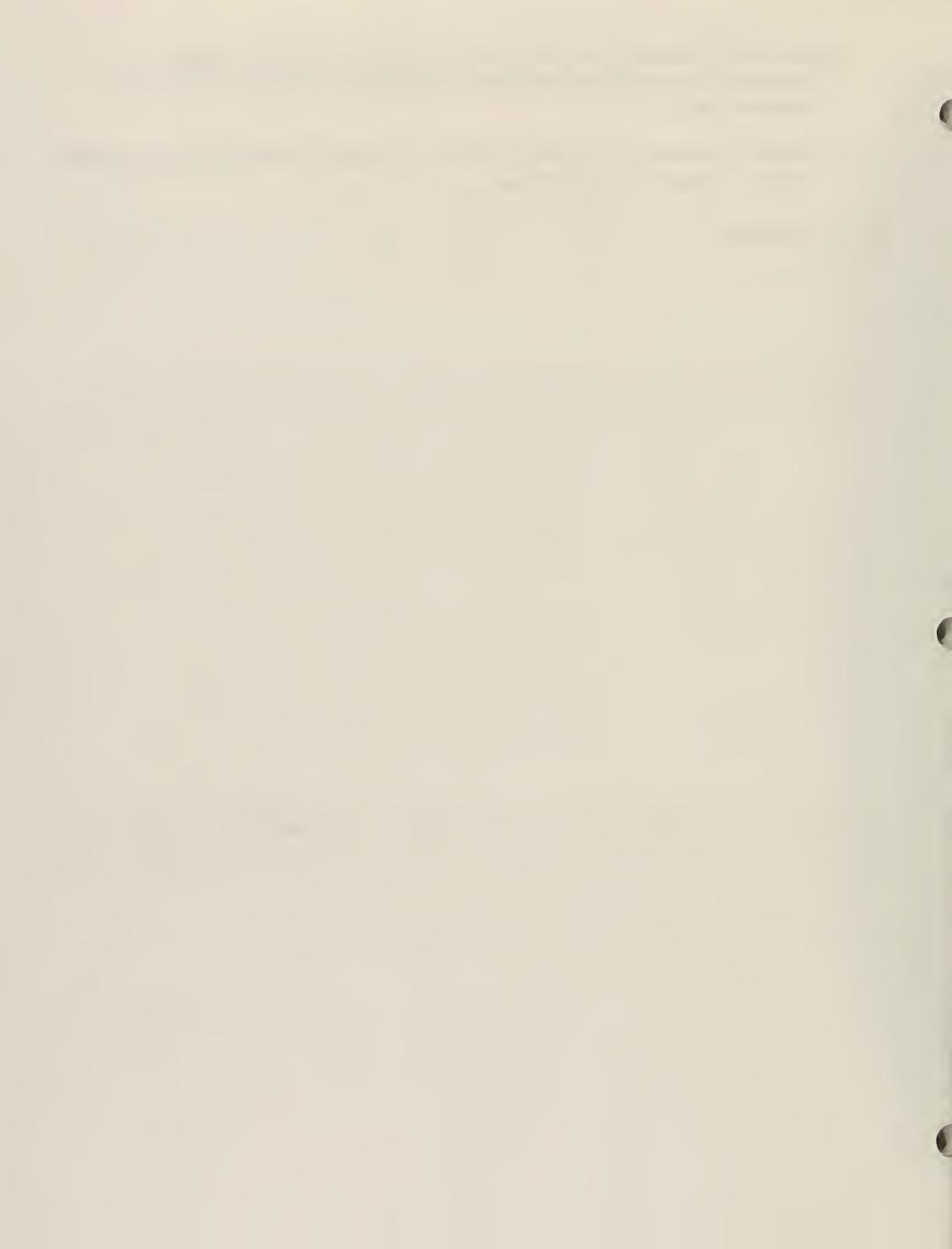
(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (i) northeasterly corner of Third and Howard Streets in Yerba Buena Center with Hampshire Limited Liability Company.
- (ii) 1860 Turk Street in the Western Addition A-2 with Nolan Frank and Frances Lung.
- (iii) 815 Eddy Street with Planned Parenthood Alameda/San Francisco.



- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
- (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

**10. Adjournment**

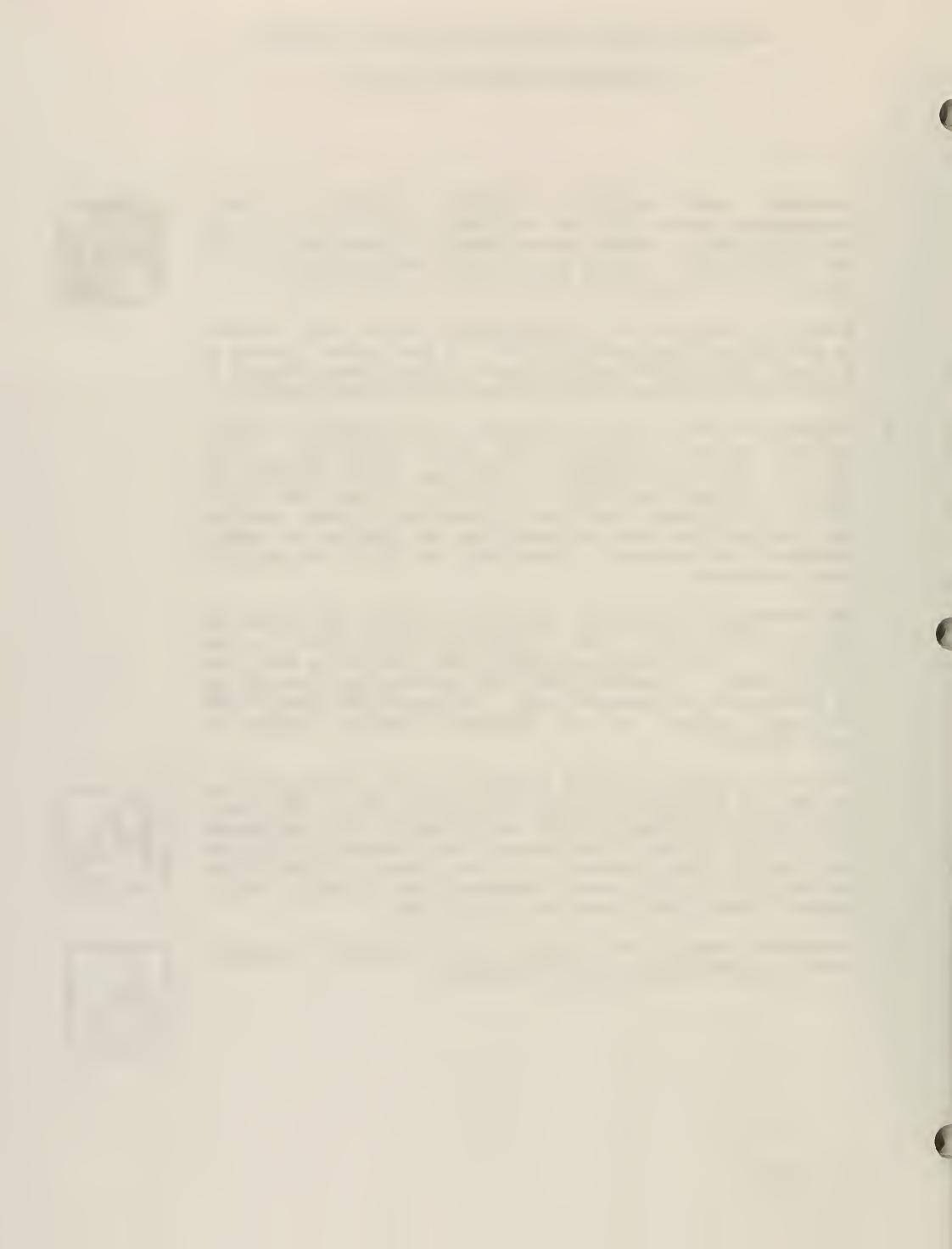


# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

JUL 19 1996

DATE: July 23, 1996  
TIME: 4:00 p.m.

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

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- 1) Appointing Michael Karasik to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.
- 2) Authorizing a First Amendment to an Agreement with the Department of City Planning increasing the Agreement by \$20,000 to a total of not more than \$260,000; Treasure Island Survey Area.
- 3) Authorizing an amendment to Office Lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street.
- 4) Presentations by developers of responses to Request for Proposals in connection with the purchase and development of 1881 Bush Street; Western Addition A-2.

### ITEMS 5 AND 6 WILL NOT BE HEARD BEFORE 5:00 P.M.

- 5) **Public Hearing** and authorizing an assignment of the interest of Hampshire LCC to SNH, San Francisco, LLC, in the Land Disposition Agreement for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.
- 6) Authorizing a First Amendment to the Land Disposition Agreement with SNH, San Francisco, LLC, which revises the performance schedule, in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.
- 7) Consideration of a proposal to loan \$92,500 to Frances Lung in connection with property located at 1860 Turk Street; Western Addition A-2.
- 8) Authorizing award of a Personal Services Contract with Carter Tighe Leeming & Kajiwara in an amount not to exceed \$309,850 for preparation of Design and Construction Documents for Jessie Square; Yerba Buena Center

9) Authorizing Personal Service Contracts with a panel of Real Estate Economists firms that includes Bay Area Economics, Economic Research Associates, Keyser Marston Associates, Kosmont and Associates and Sedway Kotin Mouchly Group for a three year period in a total amount not to exceed \$300,000 for consulting services on an as-needed basis; All Project Areas.

10) Closed Session

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

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**Prepared and mailed July 17, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: July 23, 1996

TIME: 4:00 P.M.

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JUL 22 1996

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## A G E N D A

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

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- (a) Approval of Minutes: Special Meeting, May 23, 1996; Regular Meetings, May 14, June 4, 11, 18 and 25, July 2 and 9, 1996; Closed Session Meetings, June 4, 11 and 25, July 2 and 9, 1996.
- (b) Appointing Michael Karasik to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach. (Resolution No. 132-96)
- (c) Authorizing a \$20,000 First Amendment to an Agreement for Planning Services with the Department of City Planning; Treasure Island Survey Area. (Resolution No. 133-96)
- (d) Authorizing a Revised and Restated Amendment to Office Lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street. (Resolution No. 134-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(e) Presentations by developers of responses to Request for Proposals in connection with the purchase and development of 1881 Bush Street; Western Addition A-2.

### **ITEMS (f) AND (g) WILL NOT BE HEARD BEFORE 5:00 P.M.**

(f) Public Hearing to hear all persons interested in the assignment of the Agreement for Disposition of Land in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Authorizing the assignment of the Agreement for Disposition of Land for Private development with Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.. (Resolution No. 135-96)

**Action taken:** \_\_\_\_\_

(g) Authorizing an Amendment of the Agreement for Disposition of Land for Private Development with SNH, San Francisco, LLC, in connection with the development of Parcel FB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 136-96)

**Action taken:** \_\_\_\_\_

(h) Authorizing a \$309,850 Contract with Carter Tighe Leeming + Kajiwara for Landscape Architectural Services for Jessie Square, Central Block 1; Yerba Buena Center. (Resolution No. 137-96)

**Action taken:** \_\_\_\_\_

(i) Authorizing Personal Service Contracts with a panel of Real Estate Economics firms, consisting of Bay Area Economics, Economic Research Associates; Keyser Marston Associates, Inc., Kosmont Associates and Sedway Kotin Mouchly Group, for a three year period in a total amount not to exceed \$300,000 for consulting services on an as-needed basis; All Project Areas. (Resolution No. 138-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

**9. Closed Session**

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
- (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

**10. Adjournment**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

JUL 26 1996

DATE: July 30, 1996  
TIME: 4:00 p.m.

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing a Memorandum of Understanding with the International Federation of Professional and Technical Engineers Local 21.
- 2) Authorizing a First Amendment to the Disposition and Development Agreement with San Francisco Housing Development Corporation to modify certain mortgagee protection provisions and the schedule of performance in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- 3) Workshop on election procedures for Project Area Committees.
- 4) Authorizing a Personal Services Contract with the Transition Development Corporation in the amount of \$416,000 with the San Francisco Redevelopment Agency for Leasing Services; Hunters Point Shipyard Survey Area.
- 5) Authorizing a Personal Services Contract in an amount of \$497,000 with Michael Willis & Associates, Architects, for the design of the Lower Fillmore streetscape and urban design improvements; Western Addition A-2.
- 6) Authorizing a contract with Urban Land Institute in an amount not to exceed \$90,000 for the purpose of conducting an Advisory Panel regarding Naval Station Treasure Island; Treasure Island Survey Area.
- 7) Authorizing a Personal Services Contract with the Chinatown Economic Development Group to allocate \$90,000 from the Chinatown Economic Development Fund for Administrative Expenses to implement the Chinatown Economic Development Plan for the period August 1, 1996 to July 31, 1997.
- 8) Authorizing a \$52,586 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc.in connection with its Rental Subsidy Program.

- 9) Authorizing a \$52,488 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Lutheran Social Services of Northern California in connection with its Rental Assistance Program.
- 10) Authorizing a \$213,105 Housing Opportunities for Persons with AIDS Supportive Services Agreement with The San Francisco AIDS Foundation in connection with its Rental Subsidy Program.
- 11) Authorizing Second Amendments to Loan Agreements with Community Hospice Foundation of the Bay Area, Inc. in connection with the development of affordable housing at 141 Leland Avenue; Citywide Tax Increment Housing Program.
- 12) Authorizing the assignment of Loan Agreement with Community Hospice of the Bay Area, Inc. to Mercy Housing California in connection with the development and operation of affordable housing at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program.
- 13) Authorizing a Second Amendment to the Loan Agreement with Mercy Housing California in an amount not to exceed \$2,638,818 in connection with the development of housing located at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program.
- 14) Authorizing a Regulatory and Grant Agreement with Mercy Housing California in an amount not to exceed \$1,553,500 in connection with the development of affordable housing located at 141 Leland Avenue; Citywide Tax Increment Affordable Housing Program.
- 15) Authorizing a \$1,554,231 Housing Opportunities for Persons with AIDS Supportive Services Contract with Catholic Charities of the Archdiocese of San Francisco in connection with Leland Avenue Project.

**16) Closed Session:**

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

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**Prepared and mailed July 24, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: July 30, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum	DOCUMENTS DEPT.
2. Matters of Unfinished Business	JUL 30 1996
3. Matters of New Business	SAN FRANCISCO PUBLIC LIBRARY

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Authorizing a First Amendment to the Disposition and Development Agreement with San Francisco Housing Development Corporation to modify certain mortgagee protection provisions and the schedule of performance in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 139-96)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

(b) Workshop on election procedures for Project Area Committees.  
(c) Void

(d) Authorizing a contract with the Urban Land Institute in an amount not to exceed \$90,000 for the purpose of conducting an Advisory Panel; Treasure Island Survey Area. (Resolution No. 140-96)

Action taken: \_\_\_\_\_

(e) Authorizing a Personal Services Contract with the Chinatown Economic Development Group to allocate \$90,000 from the Chinatown Economic Development Fund for Administrative Expenses to implement the Chinatown Economic Development Plan for the period August 1, 1996 to July 31, 1997. (Resolution No. 141-96)

Action taken: \_\_\_\_\_

(f) Authorizing a \$52,586 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc. in connection with its Rental Subsidy Program. (Resolution No. 142-96)

Action taken: \_\_\_\_\_

(g) Authorizing a \$52,488 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Lutheran Social Services of Northern California in connection with its Rental Assistance Program. (Resolution No. 143-96)

Action taken: \_\_\_\_\_

(h) Authorizing a \$213,105 Housing Opportunities for Persons with AIDS Supportive Services Agreement with The San Francisco AIDS Foundation in connection with its Rental Subsidy Program. (Resolution No. 144-96)

Action taken: \_\_\_\_\_

(i) Authorizing Second Amendments to Loan Agreements with Community Hospice Foundation of the Bay Area, Inc. in connection with the development of affordable housing at 141 Leland Avenue; Citywide Tax Increment Housing Program. (Resolution No. 145-96)

Action taken: \_\_\_\_\_

(j) Authorizing the assignment of Loan Agreement with Community Hospice of the Bay Area, Inc. to Mercy Housing California in connection with the development and operation of affordable housing at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program. (Resolution No. 146-96)

Action taken: \_\_\_\_\_

(k) Authorizing a Second Amendment to the Loan Agreement with Mercy Housing California in an amount not to exceed \$2,638,818 in connection with the development of housing located at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program. (Resolution No. 147-96)

Action taken: \_\_\_\_\_

(l) Authorizing a Regulatory and Grant Agreement with Mercy Housing California in an amount not to exceed \$1,553,500 in connection with the development of affordable housing located at 141 Leland Avenue; Citywide Tax Increment Affordable Housing Program. (Resolution No. 148-96)

**Action taken:** \_\_\_\_\_

(m) Authorizing a \$1,554,231 Housing Opportunity for Persons with AIDS Supportive Services Contract with Catholic Charities of the Archdiocese of San Francisco in connection with its Leland Avenue Project. (Resolution No. 149-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

AUG 02 1996

August 6, 1996  
4:00 p.m.

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a second amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers Local 21.
- 2) Establishing classifications of positions and compensation for the Agency staff, and establishing the authority for appointment to and vacation from positions under said classifications and other matters.
- 3) Authorizing an increase in employer contributions to the Public Employees' Retirement System.
- 4) Authorizing an extension to the Schedule of Performance for the Mexican Museum DDA; Yerba Buena Center.
- 5) Public Hearing and authorizing the assignment of the Agreement for Disposition of Land for development with Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C, located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.
- 6) Authorizing a second amendment to the Personal Services Contract in an amount not to exceed \$78,000 with The Alfred Williams Consultancy for staff services to the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.
- 7) Authorizing a Personal Services Contract for an amount not to exceed \$416,000 between the Redevelopment Agency of the City and County of San Francisco and Transition Development Corporation; Hunters Point Shipyard Survey Area.
- 8) Authorizing a \$497,000 Consulting Contract with Michael Willis and Associates for Architectural and Urban Design Services for the Lower Fillmore Streetscape and Urban Design Improvement; Western Addition A-2
- 9) Selection of Environmental Science Associates, Ogden Environmental and Energy Services and EIP Associates for environmental review services for the Transbay, Mid-Market and South Bayshore Survey Areas, and authorizing the negotiation of contracts with these firms for Environmental Review Services for the Survey Areas.

- 10) Authorizing a Professional Services Contract in an amount not to exceed \$65,000 with Katz Hollis to provide fiscal analysis consulting services; Hunters Point Shipyard Survey Area.)
- 11) Recommendation to the Board of Supervisors on procedures for Project Area Committees.
- 12) Workshop on Transbay Concept Plan progress; Transbay Survey Area.

**ITEM #13 WILL NOT BE HEARD BEFORE 5:00 P.M.**

- 13) Presentations by developers of proposals for Parcel 714-A(2) located at the northeast corner of Van Ness Avenue and Myrtle Street , and Parcels 779-B&C located at McAllister and Fulton Streets between Fillmore and Steiner Streets; Western Addition A-2.
- 14) Closed Session:
  - (a) Pursuant to Government Code Section 45956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and entities the Agency may negotiate with are:
    - (i) northeasterly corner of Third and Howard Streets in Yerba Buena Center with Hampshire Limited Liability Company.
  - (b) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of litigation: one potential case.

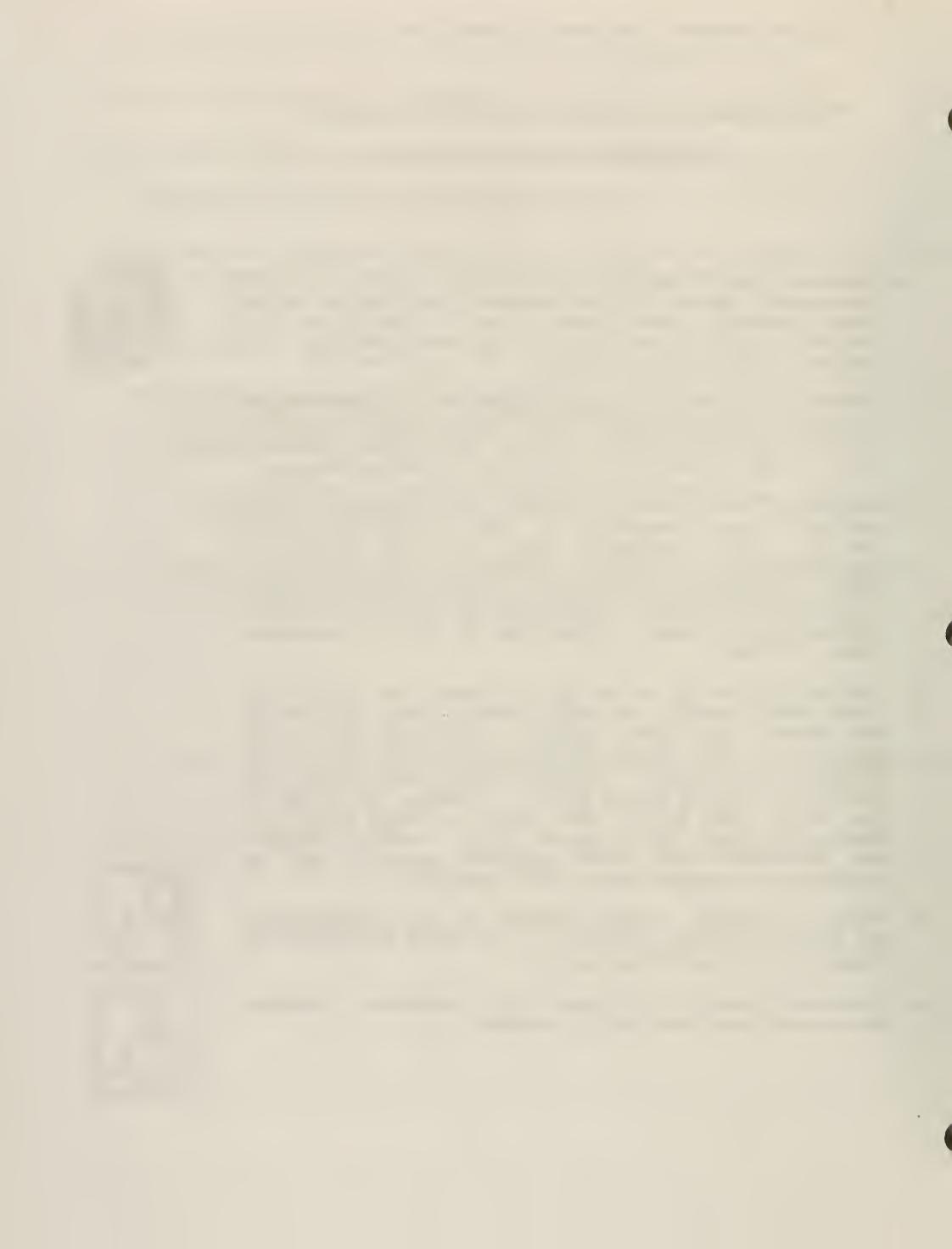
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**Prepared and mailed July 31, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Center for the Arts at Yerba Buena Gardens, the Media Screening Room, 2nd Floor of the Galleries and Forum Building, 701 Mission Street, San Francisco. The nearest accessible BART Station is the Montgomery Street stop. Accessible MUNI Lines serving this location are: (a) on Market Street - 31 Balboa, 71 Noriega, 9 San Bruno; Muni Metro, which stops at Powell Street and Montgomery Street; (b) on Mission Street - 14 or 14L Mission. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the Yerba Buena Gardens Garage at Fifth and Mission Streets.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: August 6, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

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1. Recognition of a Quorum
2. Matters of Unfinished Business

DOCUMENTS DEPT.

Public Hearing to hear all persons interested in the assignment of the LDA for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

AUG 05 1996

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- (a) Authorizing the assignment of the Agreement for Disposition of Land for development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C, located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 135-96) (Continued from July 23, 1996 Meeting). (Further continued to August 27, 1996 Meeting)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a second amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21. (Resolution No. 150-96)

- (b) Establishing classifications of positions and compensation for the Agency staff, and establishing the authority for appointment to and vacation from positions under said classifications and other matters. (Resolution No. 151-96)
- (c) Authorizing an increase in employer contributions to the Public Employees' Retirement System (PERS). (Resolution No. 152-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

- (d) Requesting the Board of Supervisors to enact an ordinance establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco. (Resolution No. 153-96)

Action taken: \_\_\_\_\_

- (e) Authorizing a second amendment to the Personal Services Contract with The Alfred Williams Consultancy by an amount not to exceed \$78,000 to provide liaison consultant services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area. (Resolution No. 154-96)

Action taken: \_\_\_\_\_

- (f) Authorizing a Personal Services Contract with The Transition Development Corporation in an amount not to exceed \$367,000 for leasing services; Hunters Point Shipyard Survey Area. (Resolution No. 155-96)

Action taken: \_\_\_\_\_

- (g) Authorizing a First Amendment to the Agreement for Disposition of Land with the Mexican Museum, in connection with the development of a parcel CB-1-MM, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 156-96)

Action taken: \_\_\_\_\_

- (h) Authorizing a \$497,000 Consulting Contract with Michael Willis and Associates for Architectural and Urban Design Services for the Lower Fillmore Streetscape and Urban Design Improvement; Western Addition Area A-2. (Resolution No. 157-96)

Action taken: \_\_\_\_\_

## **ITEM 3 (i) WILL NOT BE HEARD BEFORE 5:00 P.M.**

- (i) Presentations by developers of proposals for Parcel 714-A(2) located at the northeast corner of Van Ness Avenue and Myrtle Street, and Parcels 779-B&C located at McAllister and Fulton Streets between Fillmore and Steiner Streets; Western Addition A-2.
- (j) Workshop on Transbay Concept Plan progress; Transbay Survey Area.

(k) Authorization to enter into a Professional Services Contract with Katz Hollis in an amount not to exceed \$65,000 for the provision of fiscal analysis and plan adoption services for the proposed Hunters Point Shipyard Redevelopment Project; Hunters Point. (Resolution No. 158-96)

Action taken: \_\_\_\_\_

(l) Authorizing the negotiation of Personal Services Contracts with Environmental Science Associates, Ogden Environmental and Energy Services, and EIP Associates for Environmental Review Services; Transbay, Mid-Market, and South Bayshore Survey Areas. (Resolution No. 159-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director

Status Report on the Interim Leasing program for the Hunters Point Shipyard Survey Area.

8. Commissioners' Questions and Matters
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of litigation: two potential cases.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

August 20, 1996

4:00 p.m.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

AUG 16 1996

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

1. Requesting the Board of Supervisors to enact an ordinance establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco.
2. Workshop on Transbay Concept Plan progress; Transbay Survey Area.
3. Authorizing a Loan in an amount not to exceed \$92,500 to Frances Lung in connection with the property located at 1860 Turk Street, Western Addition, A-2.
4. Authorizing a \$200,000 consultant contract with DMJM for Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.
5. Authorizing a Professional Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$88,000 to provide fiscal analysis and redevelopment plan adoption consulting services; Transbay Survey Area.
6. Authorizing a Professional Services Contract with Katz Hollis in an amount not to exceed \$65,000 to provide fiscal analysis and redevelopment plan adoption consulting services; Mid-Market Survey Area.
7. Authorizing a Professional Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$105,000 to provide fiscal analysis and redevelopment plan adoption consulting services; South Bayshore Survey Area.
8. Status report on the South Bayshore Survey Area.
9. Authorizing a Memorandum of Understanding with the City and County of San Francisco Public Transportation Department for an amount not to exceed \$125,845; South Bayshore Survey Area.
10. Authorizing a Personal Services with Multimedia Development Group in an amount not to exceed \$75,000 to undertake and document a study of the multimedia industry in San Francisco.

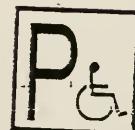
11. Authorizing a Personal Services Contract in a amount not to exceed \$170,000 with the Chinatown for Litter Free Environmental and Neighborhood Council (CLEAN Council) to operate a comprehensive street cleaning business venture for September 1, 1996 to August 31, 1997, as part of the approved Chinatown Economic Development Program.

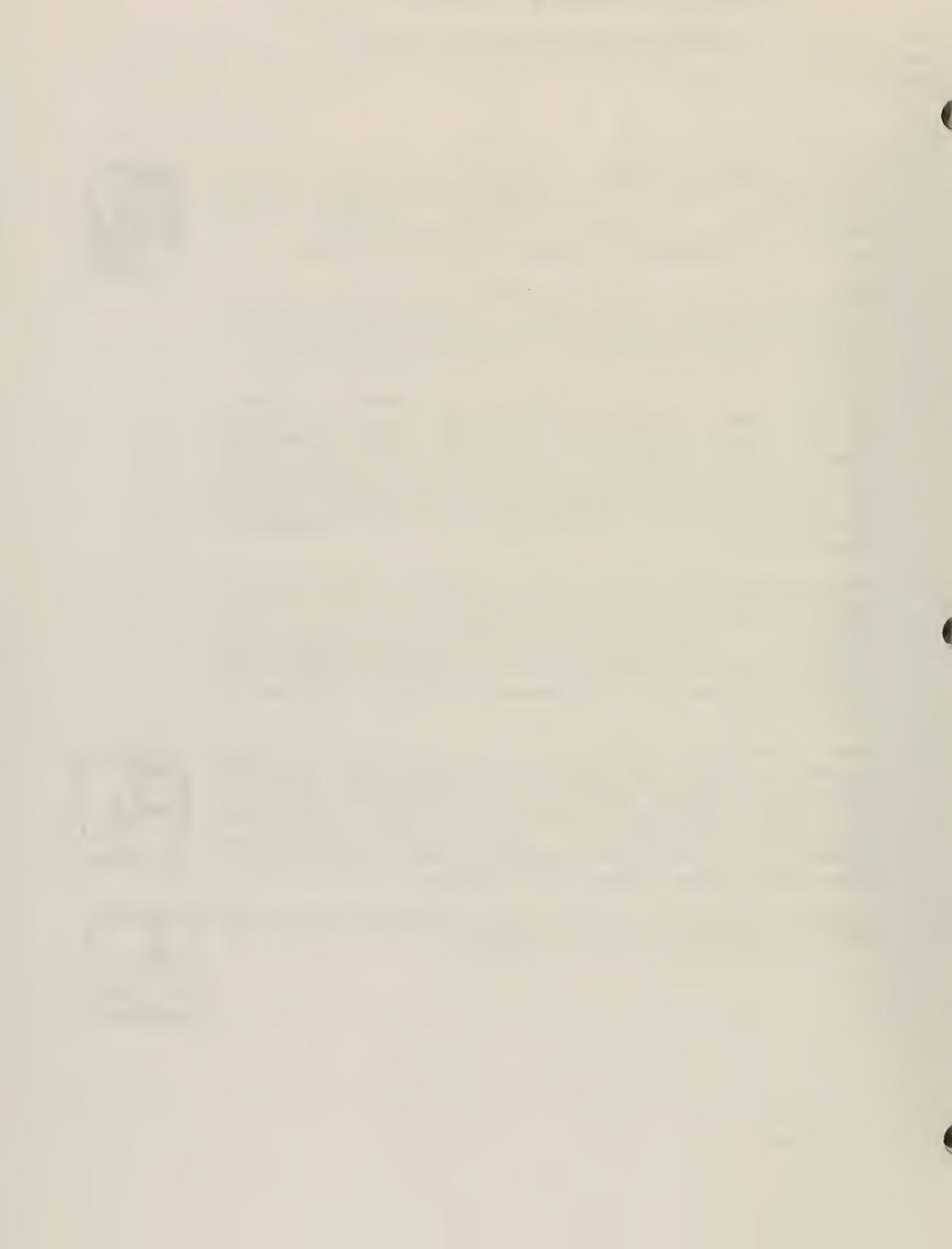
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**Prepared and mailed August 14, 1996**

SAN FRANCISCO REDEVELOPMENT AGENCY  
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: August 20, 1996  
TIME: 4:00 P.M.  
DOCUMENTS DEPT.

AUG 19 1996  
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## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Requesting the Board of Supervisors to enact an ordinance establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco. (Resolution No. 153-96) (continued from Meeting of August 6, 1996).  
Action taken: \_\_\_\_\_
  - (b) Workshop on Transbay Concept Plan progress; Transbay Survey Area. (continued from Meeting of August 6, 1996).
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, July 23, 1996; Closed Session Meeting, July 23, 1996.
- (b) Authorizing a workout Loan in an amount not to exceed \$92,500 to Frances Lung in connection with the property at 1860 Turk Street, Western Addition Redevelopment Project Area A-2. (Resolution No. 160-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(c) Authorizing a \$200,000 consultant contract with Daniel, Mann, Johnson and Mendenhall (DMJM) to provide Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area. (Resolution No. 161-96)

**Action taken:** \_\_\_\_\_

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(d) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$88,000 for fiscal analysis and redevelopment plan adoption consulting services for the Transbay Redevelopment Survey Area. (Resolution No. 162-96)

**Action taken:** \_\_\_\_\_

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(e) Authorizing a Personal Services Contract with Katz Hollis, in an amount not to exceed \$65,000 for fiscal analysis and redevelopment plan adoption consulting services for the Mid-Market Redevelopment Survey Area. (Resolution No. 163-96)

**Action taken:** \_\_\_\_\_

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(f) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$105,000 for fiscal analysis and redevelopment plan adoption consulting services for the South Bayshore Redevelopment Survey Area. (Resolution No. 164-96)

**Action taken:** \_\_\_\_\_

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(g) Status report on the South Bayshore Survey Area

**Action taken:** \_\_\_\_\_

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(h) Authorizing an Agreement with the City and County of San Francisco Public Transportation Department for an amount not to exceed \$125,845; South Bayshore Survey Area. (Resolution No. 165-96)

**Action taken:** \_\_\_\_\_

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(i) Authorizing a Contract with San Francisco Multimedia Development Group to study the multimedia industry in San Francisco for an amount not to exceed \$75,000. (Resolution No. 166-96)

**Action taken:** \_\_\_\_\_

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(j) Authorizing a Personal Services Contract in a amount not to exceed \$170,000 with the Chinatown for Litter Free Environmental and Neighborhood Council to operate a comprehensive street cleaning business venture from September 1, 1996 to August 31, 1997, as part of the approved Chinatown Economic Development Program. (Resolution No. 167-96)

**Action taken:** \_\_\_\_\_

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4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of litigation: one potential case.
  - (b) Pursuant to Government Code Section 54957 on personnel, with respect to the position of the Executive Director.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

AUG 23 1996

DATE: August 27, 1996  
TIME: 4:00 p.m.

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## TENTATIVE AGENDA

96  
2 **NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Public Hearing and authorizing the assignment of the Agreement for Disposition of Land for Private Development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Continued from August 6, 1996).
- 2) Recommendation of Operator for Yerba Buena Gardens East Cafe; Yerba Buena Center.
- 3) Authorizing Exclusive Negotiations with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northeast corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
- 4) Authorizing a \$306,582 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services for its Hope Housing Program - Richard M. Cohen Residence at 220 Dolores Street.
- 5) Authorizing a \$75,757 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Walden House for its Planetree Housing Program at 154 Coleridge Street.
- 6) Authorizing a \$353,004 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program.
- 7) Authorizing a \$42,910 Housing Opportunities for Persons with AIDS Supportive Services Agreement with National Task Force on AIDS Prevention for its Native American AIDS Project.
- 8) Authorizing a \$31,500 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc. for Ferguson Place at 1249 Scott Street.

- 9) Authorizing a Funding Commitment not to exceed \$2,950,000 with Mercy/Charities Housing California and Mercy Housing California X composed of loans up to \$1,200,000 and grants up to \$1,830,000, in connection with the development of affordable housing at 125 Sixth Street; South of Market.
- 10) Status report on the Mid-Market Survey Area.
- 11) Presentation by Community Bank of the Bay.
- 12) Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach (Site F-1) with Rincon Point Development Company.
- (b) Pier 46B in Rincon Point-South Beach with China Basin Ball Park Company, LLC.

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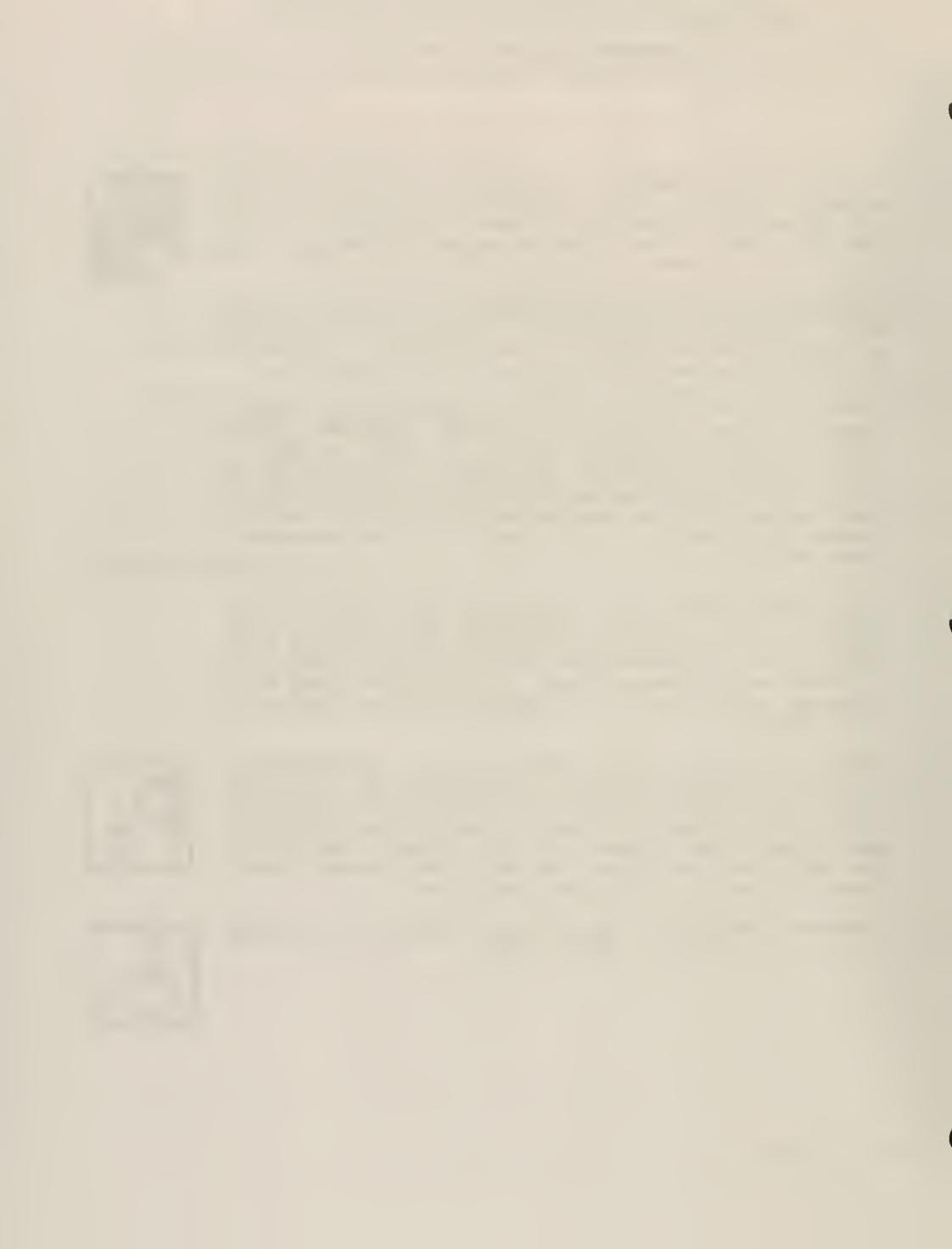
**Prepared and mailed August 21, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

5  
7/96  
770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: August 27, 1996  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
- (a) Public Hearing to hear all persons interested in the assignment of the Agreement for Disposition of Land for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

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AUG 26 1996

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Authorizing the assignment of the Agreement for Disposition of Land for Private Development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 135-96) (Continued from August 6, 1996). (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED TO THE MEETING OF SEPTEMBER 17, 1996)

Action taken: \_\_\_\_\_

3. Matters of New Business

### REGULAR AGENDA

- (a) Authorizing Exclusive Negotiations with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 168-96)

Action taken: \_\_\_\_\_

- (b) Authorizing a \$306,582 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services for its Hope Housing Program - Richard M. Cohen Residence at 220 Dolores Street. (Resolution No. 169-96)

Action taken: \_\_\_\_\_

(c) Authorizing a \$353,004 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program. (Resolution No. 170-96)

Action taken: \_\_\_\_\_

(d) Authorizing a \$42,910 Housing Opportunities for Persons with AIDS Supportive Services Agreement with National Task Force on AIDS Prevention for its Native American AIDS Project HIV Housing Assistance Program. (Resolution No. 171-96)

Action taken: \_\_\_\_\_

(e) Authorizing a \$31,500 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc. for Ferguson Place at 1249 Scott Street. (Resolution No. 172-96)

Action taken: \_\_\_\_\_

(f) Authorizing a \$75,757 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Walden House for its Planetree Housing Program at 154 Coleridge Street. (Resolution No. 173-96)

Action taken: \_\_\_\_\_

(g) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Agreement with Walden House, Inc. for its Planetree Housing Program at 154 Coleridge Street. (Resolution No. 174-96)

Action taken: \_\_\_\_\_

(h) Authorizing a Funding Commitment not to exceed \$2,950,000 with Mercy/Charities Housing California and Mercy Housing California X composed of loans up to \$1,120,000 and grants up to \$1,830,000, in connection with the development of affordable housing at 125 Sixth Street; South of Market. (Resolution No. 175-96)

Action taken: \_\_\_\_\_

(i) Authorizing a Second Amendment to Employment Agreement with the Executive Director which extends the Agreement for one year. (176-96)

Action taken: \_\_\_\_\_

(j) Status report on the Mid-Market Survey Area.

(k) Presentation by Community Bank of the Bay.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
    - (a) southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach (Site with Rincon Point Development Company.
    - (b) Pier 46B in Rincon Point-South with China Basin Ball Park Company, LCC.
  - (ii) Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

24 HOUR INFORMATION LINE : 749-2454

SEP 06 1996

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DATE: September 10, 1996

TIME: 2:15 p.m.

## TENTATIVE AGENDA

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- 1) Tour of Oriental Warehouse located at the southwest corner of Delancey and Brannan Streets to view work progress and see model unit; Rincon Point-South Beach

Please note that the tour will begin in front of 770 Golden Gate Avenue at 2:15 p.m.

**THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. IN THE  
AGENCY'S REGULAR MEETING ROOM, 770 GOLDEN GATE AVENUE,  
COMMISSION BOARD ROOM.**

- 2) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, with respect to the purchase and development of Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- 3) Authorizing a First Amendment to the Grant Agreement with the Yerba Buena Alliance; Yerba Buena Center.
- 4) Authorizing Exclusive Negotiations with proposed Operator/Lessee to lease and operate the East Cafe at Yerba Buena Gardens; Yerba Buena Center.
- 5) Developer selection for 1881 Bush Street; Western Addition A-2.
- 6) Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach with Rincon Point Development Company.

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: September 10, 1996  
TIME: 2:15 P.M.

## A G E N D A

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1. Recognition of a Quorum

DOCUMENTS DEPT.

2. Matters of Unfinished Business

3. Matters of New Business

SEP 09 1996 1st Postcd  
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9/10/96

(a) Tour of Oriental Warehouse located at the southwest corner of Delancey and Brannan Streets to view work progress and see model unit; Rincon Point-South Beach.

Please note that the tour will begin in front of 770 Golden Gate Avenue at 2:15 p.m.

**THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. IN THE THIRD FLOOR COMMISSION BOARD ROOM, 770 GOLDEN GATE AVENUE**

(b) Authorizing a First Amendment to the Grant Agreement with the Yerba Buena Alliance; Yerba Buena Center. (Resolution No. 177-96)

Action taken: \_\_\_\_\_

(c) Authorizing Exclusive Negotiations with Walter and Patricia Curd, dba "Curd & Curd" for the operation and lease of the Yerba Buena Gardens East Cafe; Yerba Buena Center. (Resolution No. 178-96)

Action taken: \_\_\_\_\_

(d) Authorizing Exclusive Negotiations with Japanese American Religious Federation, Inc. for the purchase and development of Parcels 674-C and F located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 179-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

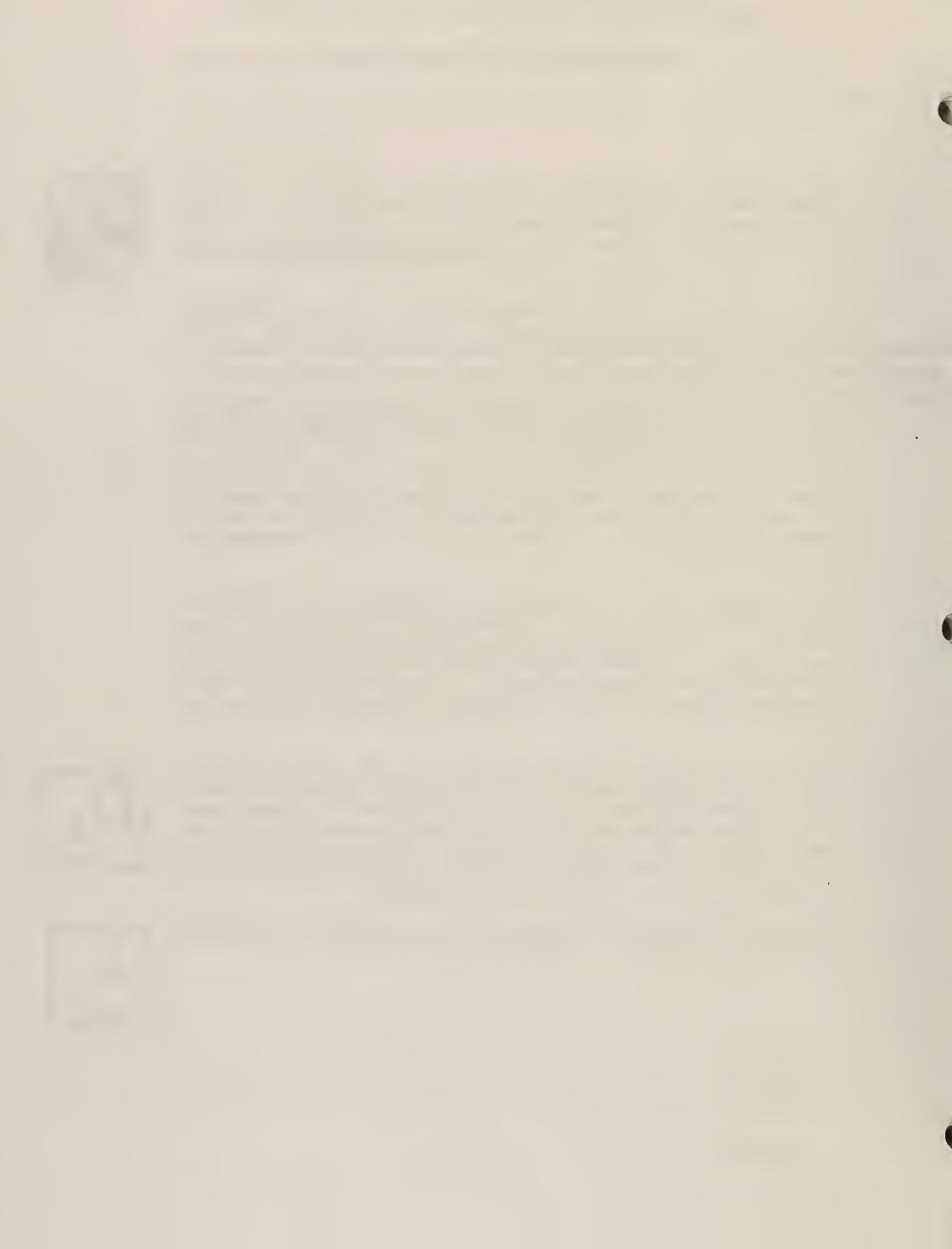
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# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: September 17, 1996  
TIME: 4:00 p.m.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

SEP 16 1996

SAN FRANCISCO  
PUBLIC LIBRARY

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- 1) Extending the termination date and conditionally determining not to terminate the Land Disposition Agreement with Hampshire Limited Liability Company regarding the Purchase and Development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (The Public Hearing for consideration of an assignment for the Agreement for Disposition of Land for this site from Hampshire Limited Liability Company will not be held).
- 2) Workshop on the Transbay Concept Plan; Transbay Survey Area.
- 3) Authorizing a Personal Services Contract with Environmental Science Associates in an amount not to exceed \$500,000 for environmental review; Transbay Survey Area.
- 4) Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: September 17, 1996  
TIME: 4:00 P.M.

## A G E N D A

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**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

SEP 16 1996 *Fax Copy*  
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SAN FRANCISCO  
PUBLIC LIBRARY  
*9/13/96*

### REGULAR AGENDA

(a) Extending the termination date and conditionally determining not to terminate the Agreement for Disposition of Land for Private Development with Hampshire Limited Liability Company in connection with the Purchase and Development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (The Public Hearing for consideration of an assignment for the Agreement for Disposition of Land for this site from Hampshire Limited Liability Company will not be held). (Resolution No. 180-96)

Action taken: \_\_\_\_\_

(b) Authorizing a Personal Services Contract with Environmental Science Associates, Inc. in an amount not to exceed \$500,000 to provide Environmental Review Services; Transbay Survey Area. (Resolution No. 181-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

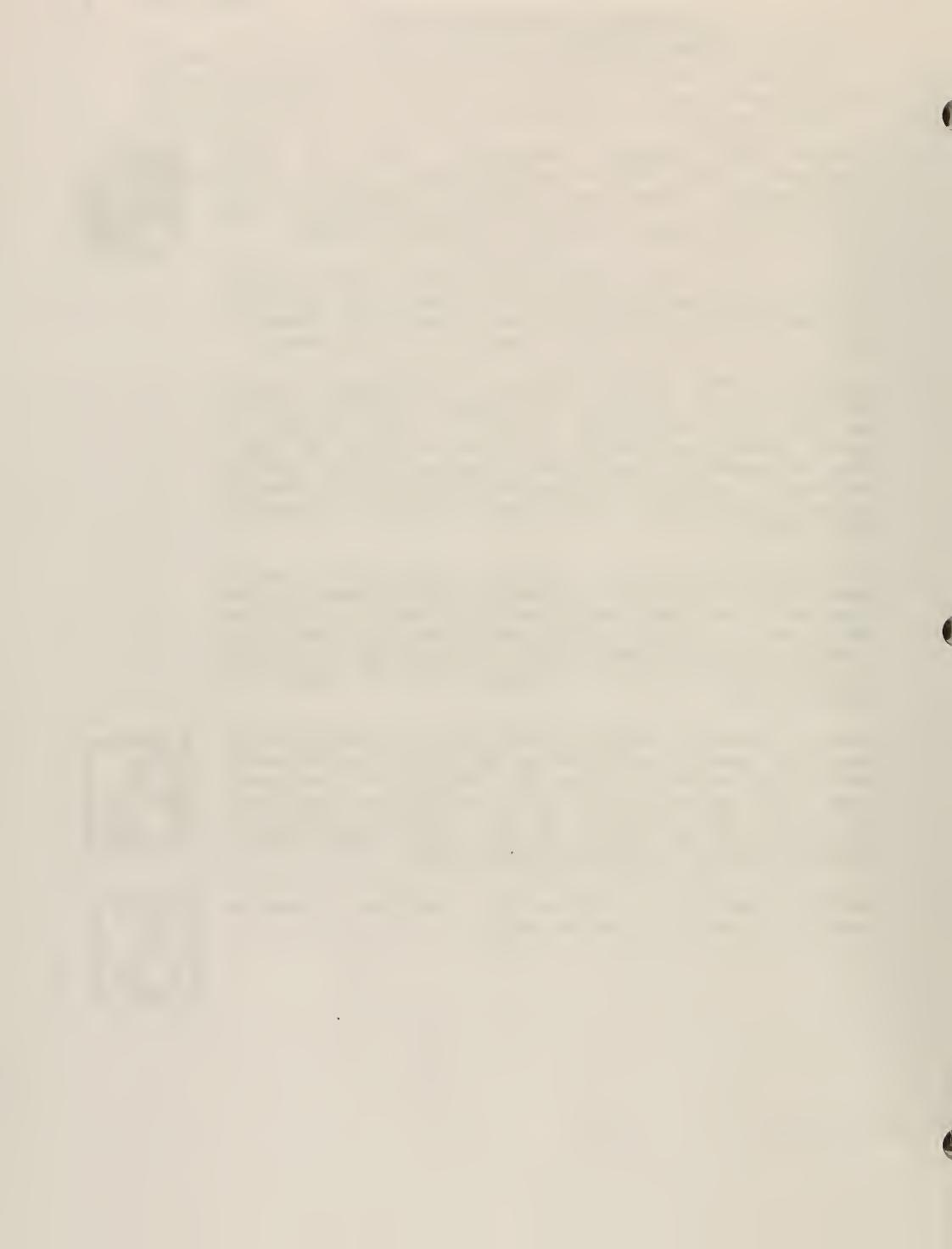
Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY  
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

SEP 23 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: September 24, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

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3  
1996  
five  
**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing an amendment to Resolution No. 151-96 to revise Compensation Range Numbers for Staff Associate Classifications.
- 2) Authorizing an amendment to the Agency Travel Policy to conform with City and County of San Francisco Travel and Official Business Expense Regulations.
- 3) Authorization for Edmund W. Ong, Principal Architect, to travel to New Orleans to attend the American Institute of Architects National Design Conference, October 10-13, 1996, at a cost not to exceed \$1,600.
- 4) Commending and expressing appreciation to Cynthia Choy Ong for her service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
- 5) Public Hearing and authorizing a Disposition and Development Agreement with TODLAND, Inc. for the purchase and development of 980 Howard Street; South of Market.
- 6) Approving the Schematic Design for the TODLAND, Inc. development located at 980 Howard Street; South of Market.
- 7) Appointing up to five interim members to the Rincon Point-South Beach Citizens Advisory Committee to participate in matters relating to the Ballpark; Rincon Point-South Beach.
- 8) Authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach.
- 9) Authorizing an amendment to Middlebrook + Louie contract for structural loading analysis for Central Block 2 in an amount not to exceed \$160,000; Yerba Buena Center.

- 10)** Authorizing a Personal Services Contract with Ogden Environmental and Energy Services Co., Inc. in an amount not to exceed \$700,000 to provide environmental review services; Mid-Market Survey Area.
- 11)** Amending the Agency's 1996-97 Fiscal Year Budget and authorizing the Executive Director to request that the Board of Supervisors approve the Budget Amendment in an amount not to exceed \$474,205 to provide for consultant and support services; Mid-Market Survey Area.
- 12)** Authorizing a contract with San Francisco Heritage Foundation in an amount not to exceed \$200,000 for as needed preservation services; All existing Redevelopment Project and Survey Areas.

**13)** Closed Session:

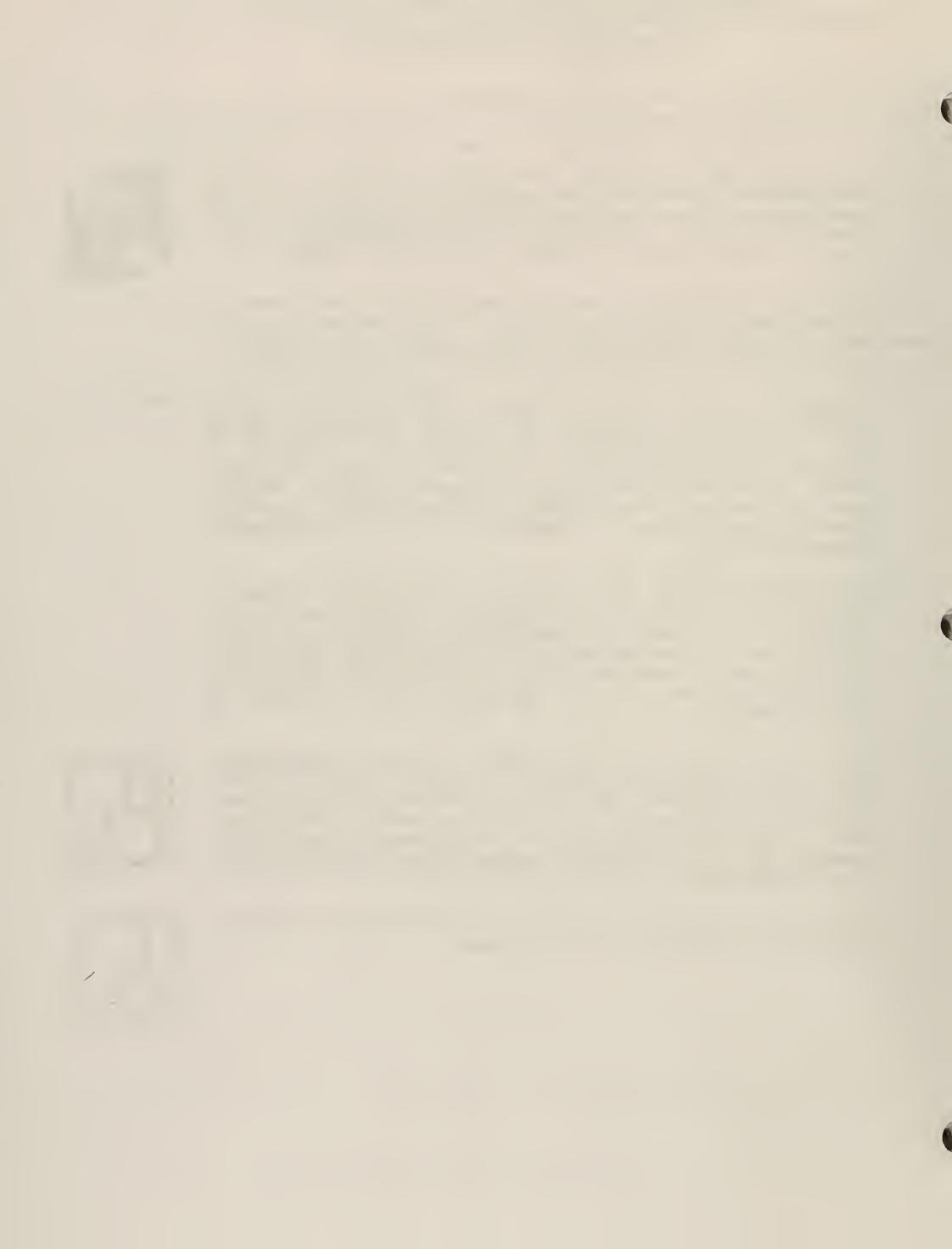
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**Prepared and mailed September 18, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: September 24, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

### DOCUMENTS DEPT

1. Recognition of a Quorum
2. Matters of Unfinished Business

SEP 23 1996  
SAN FRANCISCO  
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*Fax Copy  
1st Partial  
9/20/96*

(a) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 182-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, July 30; August 6, 20 and 27; September 10, 1996.
- (b) Amending Resolution No. 151-96 to revise the Comparability and Compensation Range Numbers for Staff Associate Classifications. (Resolution No. 183-96)
- (c) Authorizing an amendment to the Agency Travel Policy to conform with City and County of San Francisco Travel and Official Business Expense Regulations. (Resolution No 184-96)

(d) Authorization for Edmund W. Ong, Principal Architect, to travel to New Orleans to attend the National Design Conference of the American Institute of Architects, October 10-13, 1996, at a cost not to exceed \$1,600. (Resolution No. 185-96)

(e) Commending and expressing appreciation to Cynthia Choy Ong for her service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 186-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(f) Public Hearing to hear all persons interested in a Disposition and Development Agreement for 980 Howard Street; South of Market.

Authorizing a Disposition and Development Agreement with TODLAND, Inc. for the purchase and development of 980 Howard Street; South of Market. (Resolution No. 187-96)

Action taken: \_\_\_\_\_

(g) Approving the Schematic Design for the TODLAND, Inc. development located at 980 Howard Street; South of Market. (Resolution No. 188-96)

Action taken: \_\_\_\_\_

(h) Appointing up to five interim members to the Rincon Point-South Beach Citizens Advisory Committee to participate in matters relating to the Ballpark at China Basin; Rincon Point-South Beach. (Resolution No. 189-96)

Action taken: \_\_\_\_\_

(i) Authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach. (Resolution No. 190-96)

Action taken: \_\_\_\_\_

(j) Authorizing an amendment to a Consultant Services Contract with Middlebrook + Louie in an amount not to exceed \$160,000 to provide Structural Engineering Services for Central Block 2; Yerba Buena Center. (Resolution No. 191-96)

Action taken: \_\_\_\_\_

(k) Authorizing a Personal Services Contract with Ogden Environmental and Energy Services Co., Inc. in an amount not to exceed \$700,000 to provide Environmental Review Services; Mid-Market Survey Area. (Resolution No. 192-96)

**Action taken:** \_\_\_\_\_

(l) Amending the Agency's 1996-97 Fiscal Year Budget and authorizing the Executive Director to request that the Board of Supervisors approve the Budget Amendment in an amount not to exceed \$474,205 to provide for Consultant and Support Services; Mid-Market Survey Area. (Resolution No. 193-96)

**Action taken:** \_\_\_\_\_

(m) Authorizing a Personal Services Contract with the Foundation for San Francisco's Architectural Heritage in an amount not to exceed \$200,000 to provide Historic Preservation Services for the San Francisco Redevelopment Agency. (Resolution No. 194-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.

10. Adjournment

# ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

SEP 30 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: October 1, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

196

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Requesting the Board of Supervisors to adopt a resolution establishing the procedures for the election of members of Project Area Committees in the City and County of San Francisco.  
(Continued from the meeting of August 20, 1996)
- 2) Informational Presentation by Waterfront Projects Office related to the proposed urban design plan for the Mid-Embarcadero Roadway, Mid-Embarcadero Open Space and development of Blocks 202 and 203; Golden Gateway.
- 3) Status and Implementation Program Report on Lower Fillmore Revitalization Project; Western Addition A-2.
- 4) Authorizing a Second Amendment to a 1994 Grant and Regulatory Agreement with Mercy Housing California, Inc. to grant \$385,038 to complete rehabilitation and conversion of Richmond Hills Family Center from an emergency shelter to a transitional housing facility located at 6324 Geary Boulevard as part of the Citywide Tax Increment Housing Program.
- 5) Authorizing Exclusive Negotiations with a developer for the purchase and development of Parcel EB-2A, located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center
- 6) Requesting the Board of Supervisors to adopt a resolution establishing the Articles of Formation for the Mid-Market Project Area Committee.
- 7) Authorizing a \$125,000 Second Amendment to the Agreement for Planning Services with the Department of City Planning; Transbay Survey Area.

**8) Closed Session**

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.

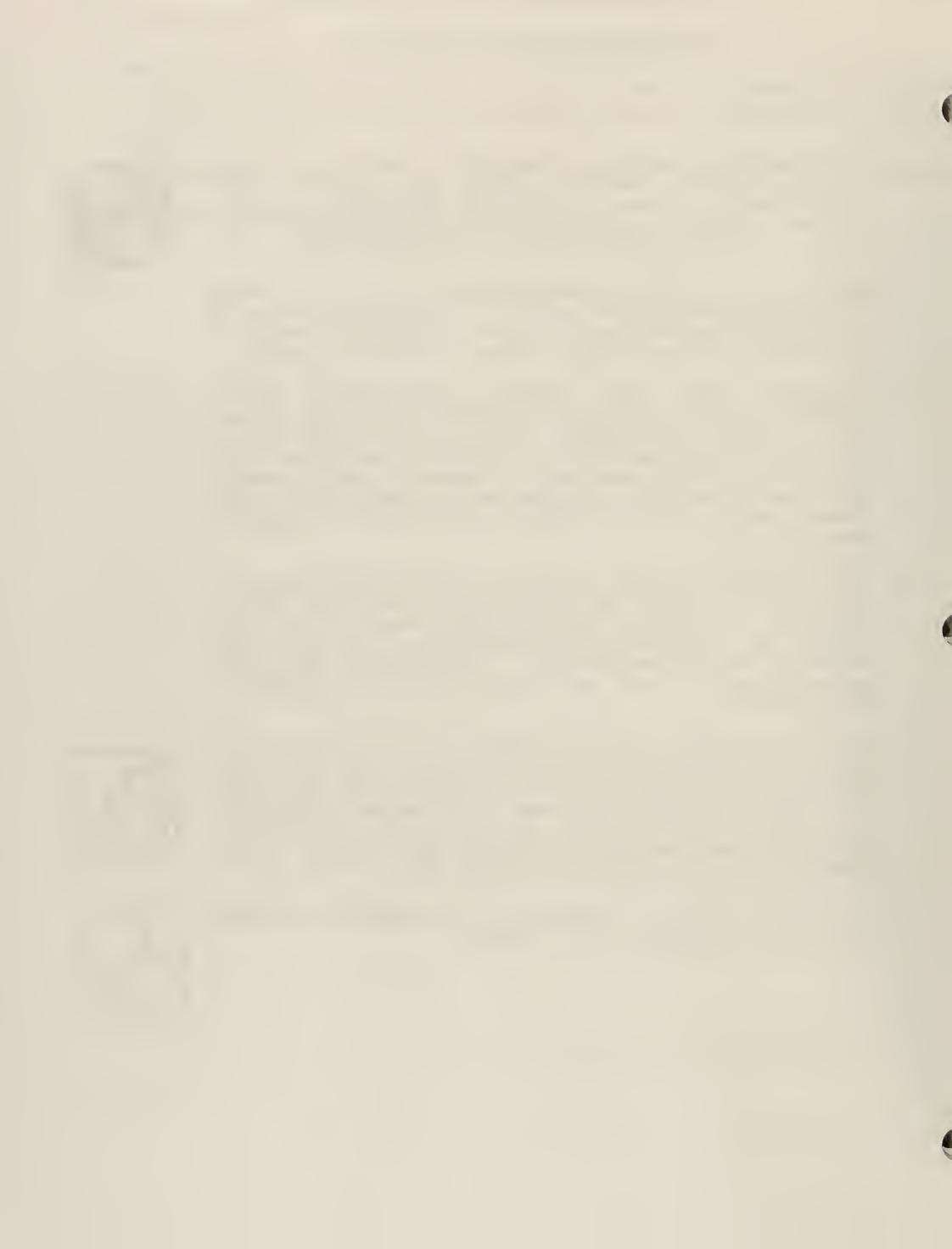
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**Prepared and mailed September 25, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: October 1, 1996  
TIME: 4:00 P.M.

## A G E N D A

*1996*  
**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

### DOCUMENTS DEPT.

1. Recognition of a Quorum
2. Matters of Unfinished Business

SEP 30 1996  
1st Post'd  
SAN FRANCISCO  
PUBLIC LIBRARY  
*For Copy  
9/27/96*

(a) Requesting the Board of Supervisors to pass a resolution establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco. (Continued from the meeting of August 20, 1996) (Resolution No. 153-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

### REGULAR AGENDA

(a) Informational Presentation by Waterfront Projects Office related to the proposed urban design plan for the Mid-Embarcadero Roadway, Mid-Embarcadero Open Space and development of Blocks 202 and 203; Golden Gateway.

(b) Status and Implementation Program Report on Lower Fillmore Revitalization Project; Western Addition A-2.

(c) Authorizing a Second Amendment to a 1994 Grant and Regulatory Agreement with Mercy Housing California, Inc. to grant \$385,038 to complete rehabilitation and conversion of Richmond Hills Family Center from an emergency shelter to a transitional housing facility located at 6324 Geary Boulevard as part of the Citywide Tax Increment Housing Program. (Resolution No. 195-96)

Action taken: \_\_\_\_\_

**THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 P.M.**

(d) Authorizing Exclusive Negotiations with Pacific Union Development Company and Pacific Union Company for the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 196-96)

**Action taken:** \_\_\_\_\_

(e) Requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the Mid-Market Area and approving procedures for the formation of the Mid-Market Project Area Committee; Mid-Market Survey Area. (Resolution No. 197-96)

**Action taken:** \_\_\_\_\_

(f) Authorizing a \$125,000 Second Amendment to the Agreement for Planning Services with the Department of City Planning; Transbay Survey Area. (Resolution No. 198-96)

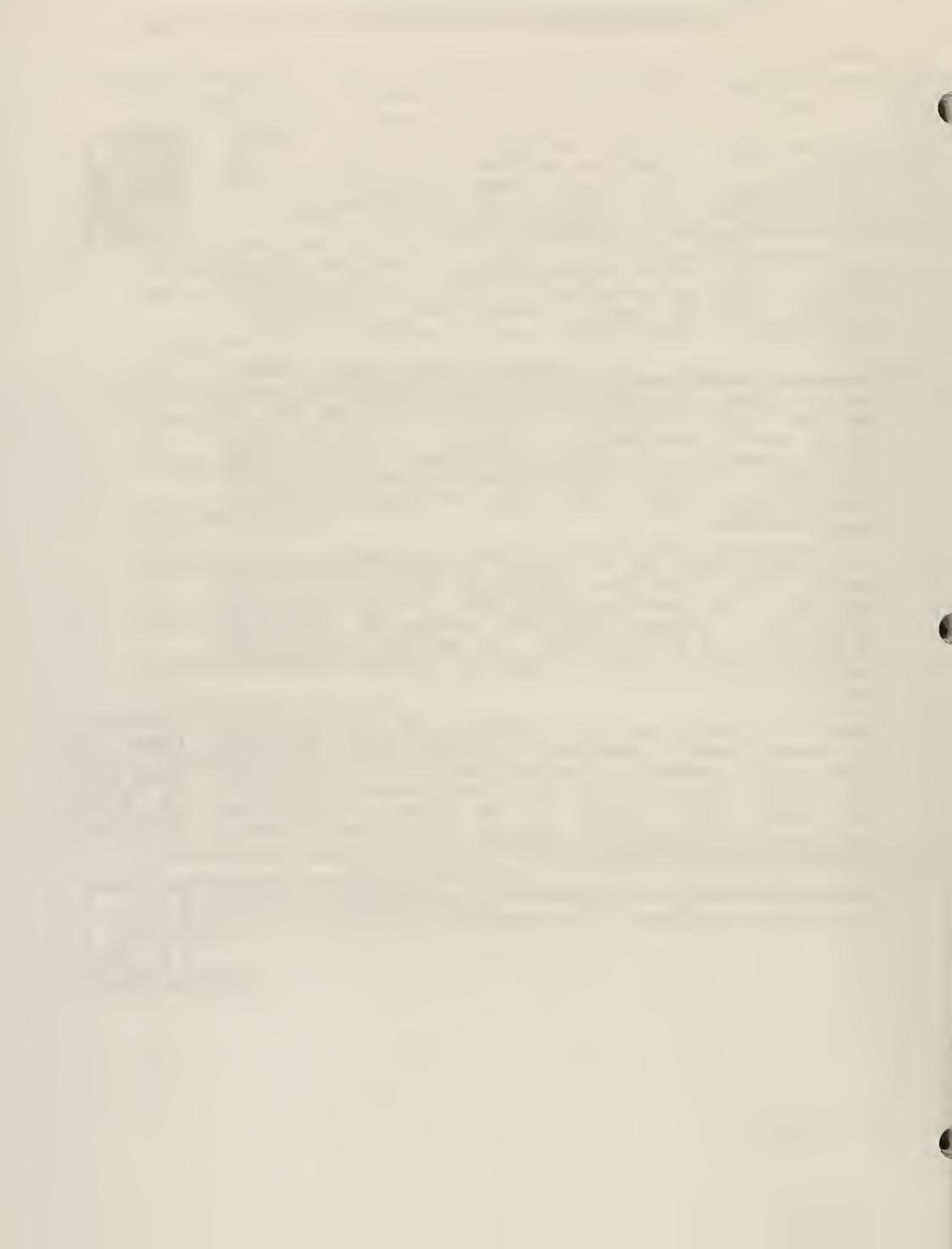
**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) North of Market Survey Area
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY  
ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

24 HOUR INFORMATION LINE : 749-2454

OCT 07 1996

DATE: October 8, 1996

TIME: 4:00 p.m.

SAN FRANCISCO  
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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach. (Continued from the meeting of September 24, 1996)
- 2) Authorizing Exclusive Negotiations with Pacific Union Development Company and Pacific Union Company for the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meeting of October 1, 1996)
- 3) Authorizing a First Amendment to a Personal Services Contract with Millard Larkin in an amount not to exceed \$25,000 for community outreach support services; South Bayshore Survey Area.
- 4) Requesting the Board of Supervisors to adopt a resolution establishing the Articles of Formation for the proposed South Bayshore Redevelopment Project Area Committee; South Bayshore Survey Area.
- 5) Authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.
- 6) Selection of a Developer for Parcels 779-B & C located at McAllister and Fulton Streets between Fillmore and Steiner Streets; Western Addition A-2.
- 7) Workshop on Preliminary Plan; Transbay Survey Area

OVER

8) Adopting a finding that a Project Area Committee is not required; Transbay Survey Area.

9) Closed Session

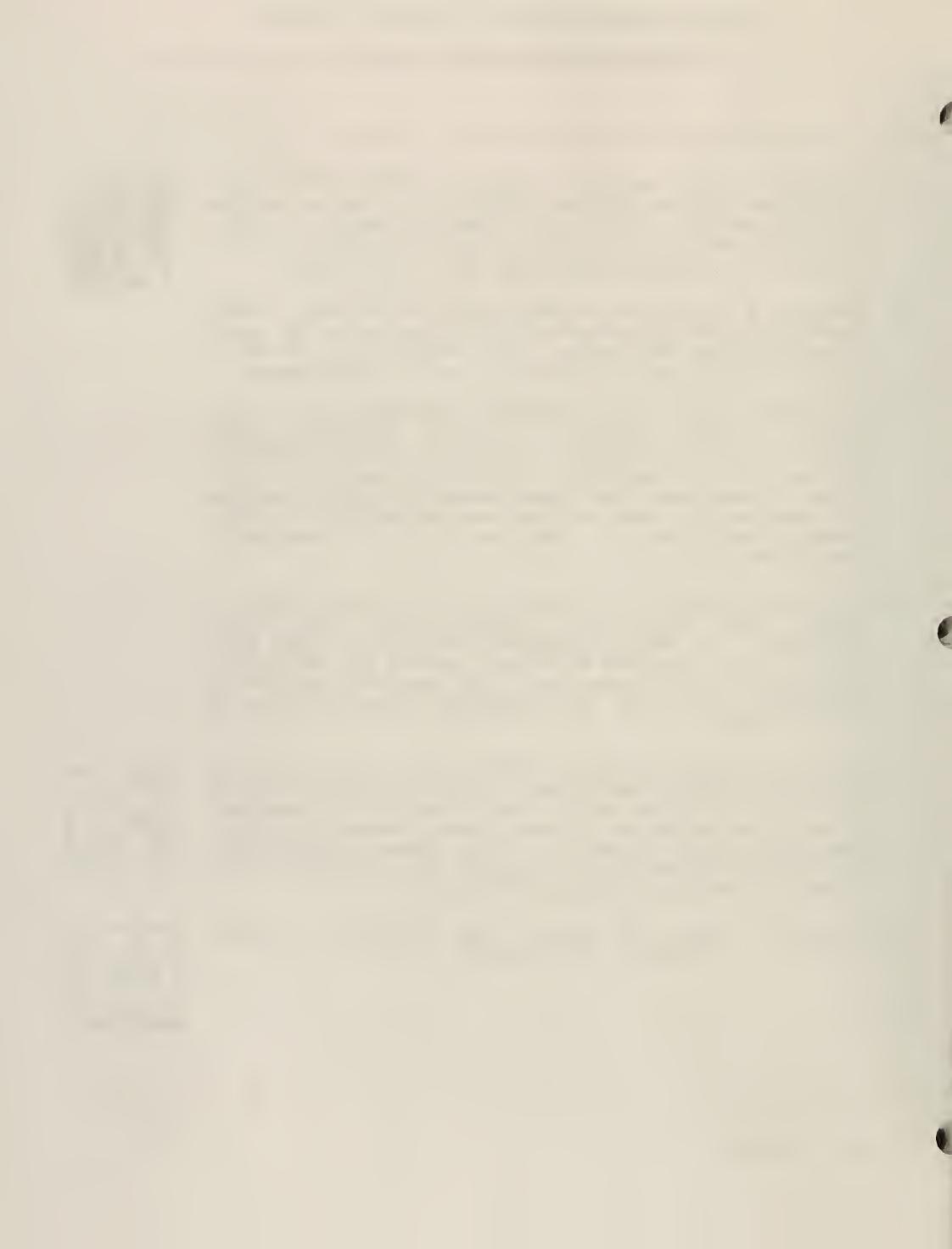
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**Prepared and mailed October 3, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: October 8, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

~~DOCUMENTS DEPT.~~

1. Recognition of a Quorum
2. Matters of Unfinished Business

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(a) Authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach. (Resolution No. 190-96) (Continued from the meeting of September 24, 1996)

Action taken: \_\_\_\_\_

(b) Authorizing Exclusive Negotiations with Pacific Union Development Company and Pacific Union Company for the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 196-96) (Continued from the meeting of October 1, 1996)

Action taken: \_\_\_\_\_

3. Matters of New Business

## CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Regular Meeting, September 17, 1996; Closed Session Meeting, September 24, 1996.

(b) Authorizing a First Amendment to a Personal Services Contract with Millard Larkin in an amount not to exceed \$20,000; South Bayshore Survey Area. (Resolution No. 199-96)

Action taken: \_\_\_\_\_

**REGULAR AGENDA**

(c) Requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the South Bayshore/Hunters Point Area and approving procedures for the formation of the South Bayshore/Hunters Point Project Area Committee. (Resolution 200-96)

Action taken: \_\_\_\_\_

(d) Authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for development of Parcel 724-A(1) located on the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Resolution 201-96)

Action taken: \_\_\_\_\_

(e) Authorizing Exclusive Negotiations with LaLanne Volckmann for the purchase and development of Parcels 779-B&C located at the block bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Resolution No. 202-96)

Action taken: \_\_\_\_\_

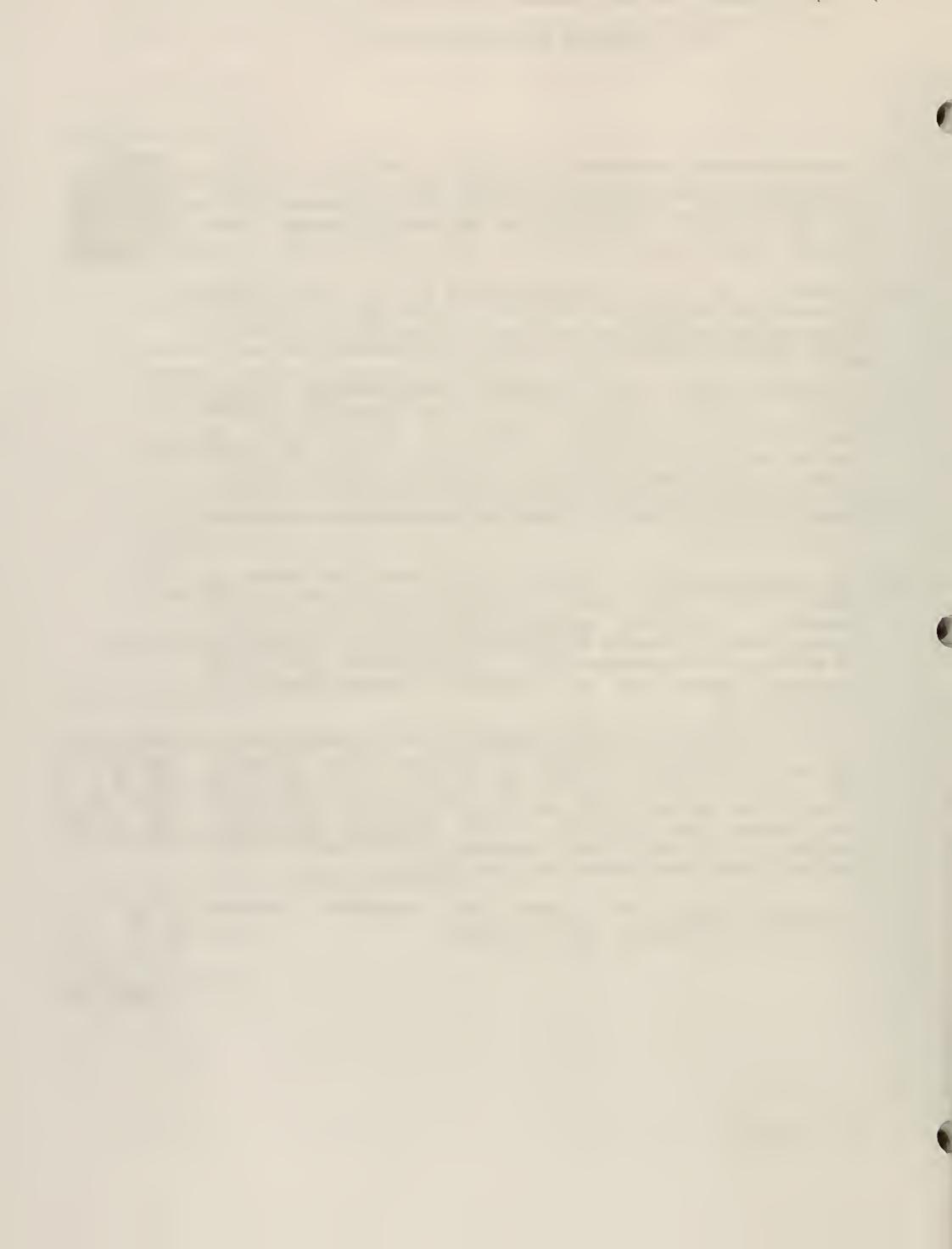
(f) Workshop on Preliminary Plan; Transbay Survey Area.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## DOCUMENTS DEPT

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

OCT 18 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: October 22, 1996  
TIME: 4:00 p.m.

2/96  
tentative

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment in an amount not to exceed \$7,000 to the Personal Services Contract with Bradford Paul to provide assistance in the negotiation and preparation of the Homeless Services Component for the Naval Station Treasure Island Reuse Plan.
- 2) Public Hearing and authorizing a Long Term Lease for the East Cafe at Yerba Buena Gardens with Curd and Curd; Yerba Buena Center. (Staff will recommend this item be continued to the meeting of October 29, 1996)
- 3) Commending and expressing appreciation to Fred McCollough for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.
- 4) Public Hearing and authorizing an assignment of the Land Disposition Agreement interest of Hampshire Limited Liability Company to SNH, San Francisco, LLC, and authorizing an amendment to the Land Disposition Agreement to accomplish the assignment and revise the performance schedule regarding the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.
- 5) Authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center.
- 6) Workshop on Preliminary Plan; South Bayshore Survey Area.
- 7) Authorizing a Letter Agreement for Planning Services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$442,000 for work related to existing Redevelopment Project Areas and Survey Areas.

- 8) Authorizing a Letter Agreement with the City and County of San Francisco, Office of the City Attorney, in an amount not to exceed \$150,000 for Legal Analysis, Advice and Consultation in connection with the base conversion of Hunters Point Naval Shipyard and Treasure Island Survey Areas.
- 9) Approving staff's recommendation that the proposed Transbay Redevelopment Project Area Project Area Plan not include the Power of Eminent Domain over property on which persons reside and finding that an elected Project Area Committee pursuant to Section 33385 of the Community Redevelopment Law is not required; Transbay Survey Area.
- 10) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment in connection with certain leases pursuant to the Fillmore Revitalization Program. Property locations and the entities the Agency may negotiate with are: Bertram and Regina Kortz with respect to 1539, 1549 and 1561 Fillmore Street, and 1807 Geary Boulevard in the Western Addition A-2.

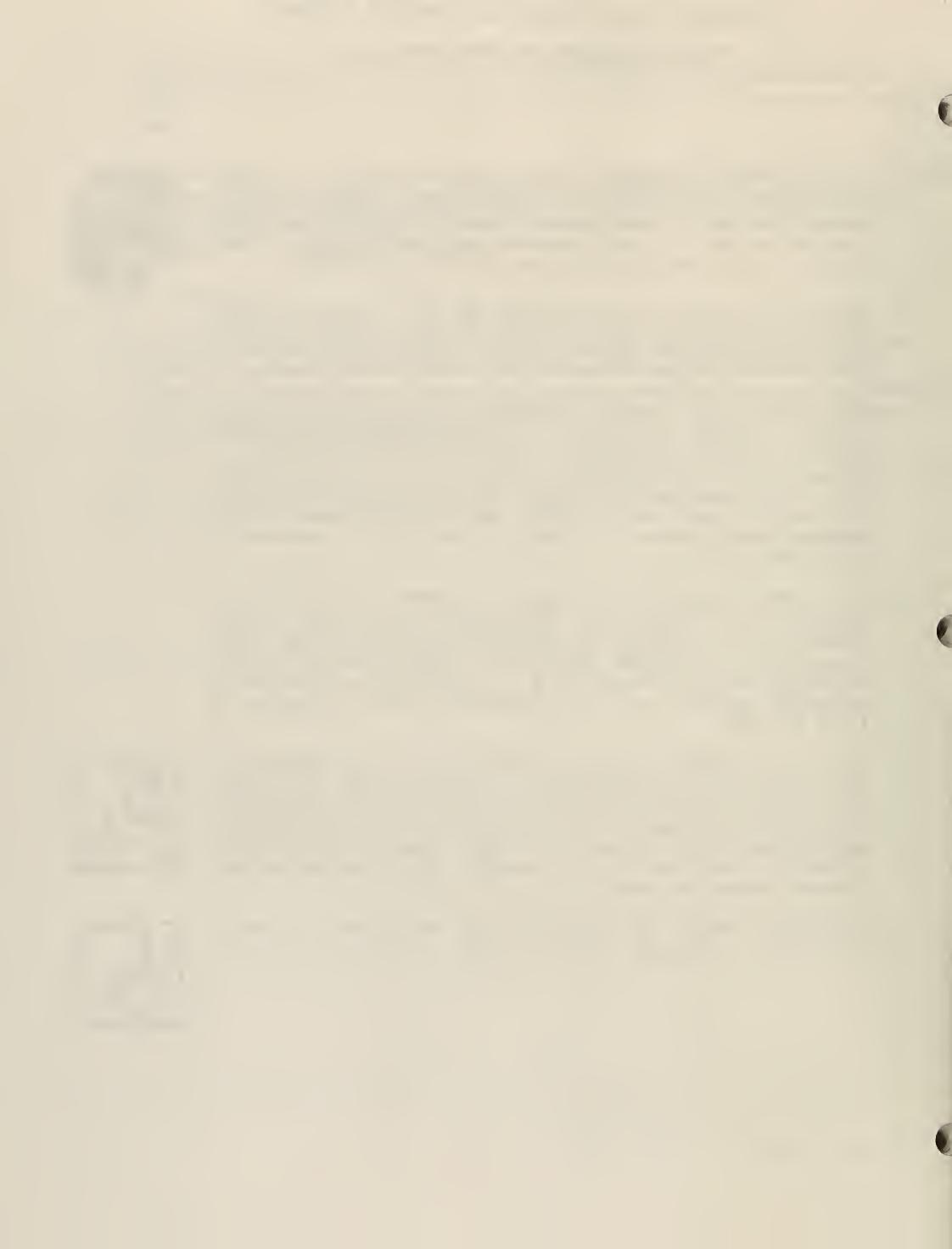
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**Prepared and mailed October 16, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: October 22, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, September 24 and October 1, 1996; Closed Session Meeting, October 1, 1996.
- (b) Authorizing a First Amendment in an amount not to exceed \$7,000 to the Personal Services Contract with Bradford Paul to provide assistance in the negotiation and preparation of the Homeless Services Component for the Naval Station Treasure Island Reuse Plan. (Resolution No. 205-96)
- (c) Public Hearing and authorizing a Long Term Lease for the East Cafe at Yerba Buena Gardens with Curd and Curd; Yerba Buena Center. (Staff will recommend this item be continued to the meeting of October 29, 1996) (Resolution No. 206-96)

(d) Public Hearing and granting a variance, increasing the permitted floor area, for the proposed renovation of 300 Fourth Street by the Society of California Pioneers for a Museum Project; Yerba Buena Center. (Staff will recommend this item be continued to the meeting of October 29, 1996) (Resolution No. 207-96)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

(e) Commending and expressing appreciation to Fred McCollough for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 208-96)

Action taken: \_\_\_\_\_

(f) Public Hearing to hear all persons interested in the assignment of the Agreement for Disposition of Land for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Authorizing the assignment of the Agreement for Disposition of Land for Private Development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 209-96)

Action taken: \_\_\_\_\_

(g) Authorizing a Second Amendment of the Agreement for Disposition of Land for Private Development with SNH, San Francisco, LLC, in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 210-96)

Action taken: \_\_\_\_\_

(h) Workshop on Preliminary Plan; South Bayshore Survey Area.

(i) Authorizing a Letter Agreement for Planning Services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$442,000 for work related to existing Redevelopment Project Areas and Survey Areas. (Resolution No. 211-96)

Action taken: \_\_\_\_\_

(j) Authorizing a Letter Agreement with the City and County of San Francisco, Office of the City Attorney, in an amount not to exceed \$150,000 for Legal Analysis, Advice and Consultation in connection with the base conversion of Hunters Point Naval Shipyard and Treasure Island Survey Areas. (Resolution No. 212-96)

Action taken: \_\_\_\_\_

(k) Approving staff's recommendation that the proposed Transbay Redevelopment Project Area Plan not include the Power of Eminent Domain over property on which persons reside and finding that an elected Project Area Committee pursuant to Section 33385 of the Community Redevelopment Law is not required; Transbay Survey Area. (213-96)

**Action taken:** \_\_\_\_\_

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4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment in connection with certain leases pursuant to the Fillmore Revitalization Program. Property locations and the entities the Agency may negotiate with are: Bertram and Regina Kortz with respect to 1539, 1549 and 1561 Fillmore Street, and 1807 Geary Boulevard in the Western Addition A-2.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue  
San Francisco, CA 94102

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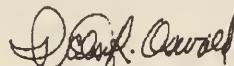
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## CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

OCT 23 1996  
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PUBLIC LIBRARY

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY

NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in Room 404 at 401 Van Ness Avenue, San Francisco, California, at 1:30 o'clock p.m. on Thursday, October 24, 1996, for the purpose of holding a joint public hearing with the City Planning Commission to receive public comment on the Draft Environmental Impact Report for the South of Market Proposed Redevelopment Plan Amendment.



Patsy R. Oswald  
Agency Secretary

Date: October 22, 1996

# THE HISTORY OF THE JEWISH PEOPLE

BY HENRY SPRECHER  
TRANSLATED FROM THE GERMAN BY  
MOSHEH KATZ

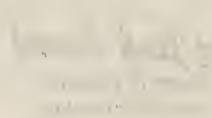
IN SEVEN VOLUMES  
VOLUME ONE: THE JEWISH PEOPLE IN THE  
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

OCT 29 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: October 29, 1996  
TIME: 4:00 P.M.

## A G E N D A

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Informational Presentation by Waterfront Projects Office related to the proposed urban design plan for the Mid-Embarcadero Roadway, Mid-Embarcadero Open Space and development of Blocks 202 and 203; Golden Gateway. (Continued from the meeting of October 1, 1996)
  - (b) Public Hearing to hear all persons interested in a Lease for the East Cafe; Yerba Buena Center.

Authorizing a Lease with Walter and Patricia Curd, dba "Curd & Curd", for the East Cafe in Yerba Buena Gardens; Yerba Buena Center. (Continued from the meeting of October 22, 1996). (Resolution No. 206-96)

Action taken: \_\_\_\_\_

(c) Public Hearing to hear all persons interested in a Variance for the proposed renovation of 300 Fourth Street; Yerba Buena Center.

Granting a Variance to the Society of California Pioneers for the proposed renovation of 300 Fourth Street; Yerba Buena Center. (Continued from the meeting of October 22, 1996) (Resolution No. 207-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

**CONSENT AGENDA**

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(a) Amending Section V1.2.G of the Personnel Policy to provide for once annual review of vacation credit for application of the reduced accrual rates for employees in excess of the maximum vacation limits. (Resolution No. 214-96)

Action taken: \_\_\_\_\_

**REGULAR AGENDA**

(b) Authorizing the Executive Director to exercise the Agency's option to extend the lease terms for one year with respect to Master Leased Properties under the Lower Fillmore Revitalization Program; Western Addition A-1 and A-2. (Resolution No. 215-96)

Action taken: \_\_\_\_\_

(c) Approving the issuance of a Request for Qualifications for education and outreach services to tenants of housing developments with expiring Section 8 Contracts. (Resolution No. 216-96)

Action taken: \_\_\_\_\_

(d) Authorizing a \$143,795 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Lutheran Social Services of Northern California for the Hazel Betsey Program at 3554 17th Street. (Resolution No. 217-96)

Action taken: \_\_\_\_\_

(e) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bernal Heights Housing Corporation in an amount not to exceed \$221,575 for rehabilitation costs at 3554-17th Street. (Resolution No. 218-96)

Action taken: \_\_\_\_\_

(f) Authorizing Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. (Resolution No. 219-96)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation - Conference with Legal Counsel regarding threatened litigation: one potential case.
  - (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.
  - (c) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is Central Block 1 Office Building Site located within the block bounded by Third, Fourth, Mission and Market Streets in Yerba Buena Center and the entity the Agency may negotiate with is Millennium Partners/WDG Ventures, Inc.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: November 12, 1996  
TIME: 4:00 p.m.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

NOV 12 1996

SAN FRANCISCO  
PUBLIC LIBRARY

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tive*  
**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing the inclusion of normal member contributions made by the Agency on behalf of employees to the Public Employees Retirement System (PERS) as additional compensation.
- 2) Amending Resolution No. 151-96 regarding compensation comparability and range number for the Agency classification and title of Finance Manager.
- 3) Authorizing an amendment to the Disposition Agreement with the Jewish Museum San Francisco regarding the purchase and rehabilitation of Parcel CB-1-JSS, the Jessie Street Substation; Yerba Buena Center.
- 4) Authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center.
- 5) Authorizing a \$68,452 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Black Coalition on AIDS for Stinson House at 121 Holly Park Circle and Precita House at 416 Precita.
- 6) Presentation on the Mid-Market Preliminary Plan; Mid-Market Survey Area.
- 7) Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: November 12, 1996  
TIME: 4:00 P.M.

## A G E N D A

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**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

NOV 12 1996 *Fax Copy*  
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11/8/96

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the inclusion of normal member contributions made by the Agency on behalf of employees to the Public Employees Retirement System (PERS) as additional compensation. (Resolution No. 220-96)
- (b) Amending Resolution No. 151-96 to revise the comparability, compensation range number and title for the Agency classification of Finance Manager. (Resolution No. 221-96)
- (c) Authorizing a First Amendment to the Disposition and Development Agreement with the Jewish Museum San Francisco in connection with the purchase and development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 222-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

(d) Authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center. (Resolution No. 223-96)

Action taken: \_\_\_\_\_

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(e) Authorizing a \$68,452 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Black Coalition on AIDS for Stinson House at 121 Holly Park Circle and Precita House at 416 Precita. (Resolution No. 224-96)

Action taken: \_\_\_\_\_

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(f) Authorizing an amendment to the Personal Services Contract with The Jefferson Company, to increase the maximum amount payable by an amount not to exceed \$106,500 and to extend the time of performance from September 30, 1996 to January 31, 1997, to provide lease negotiation and tenanted services for the Lower Fillmore Commercial Revitalization Project; Western Addition A-2. (Resolution No. 225-96)

Action taken: \_\_\_\_\_

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(g) Presentation on the Mid-Market Preliminary Plan; Mid-Market Survey Area.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

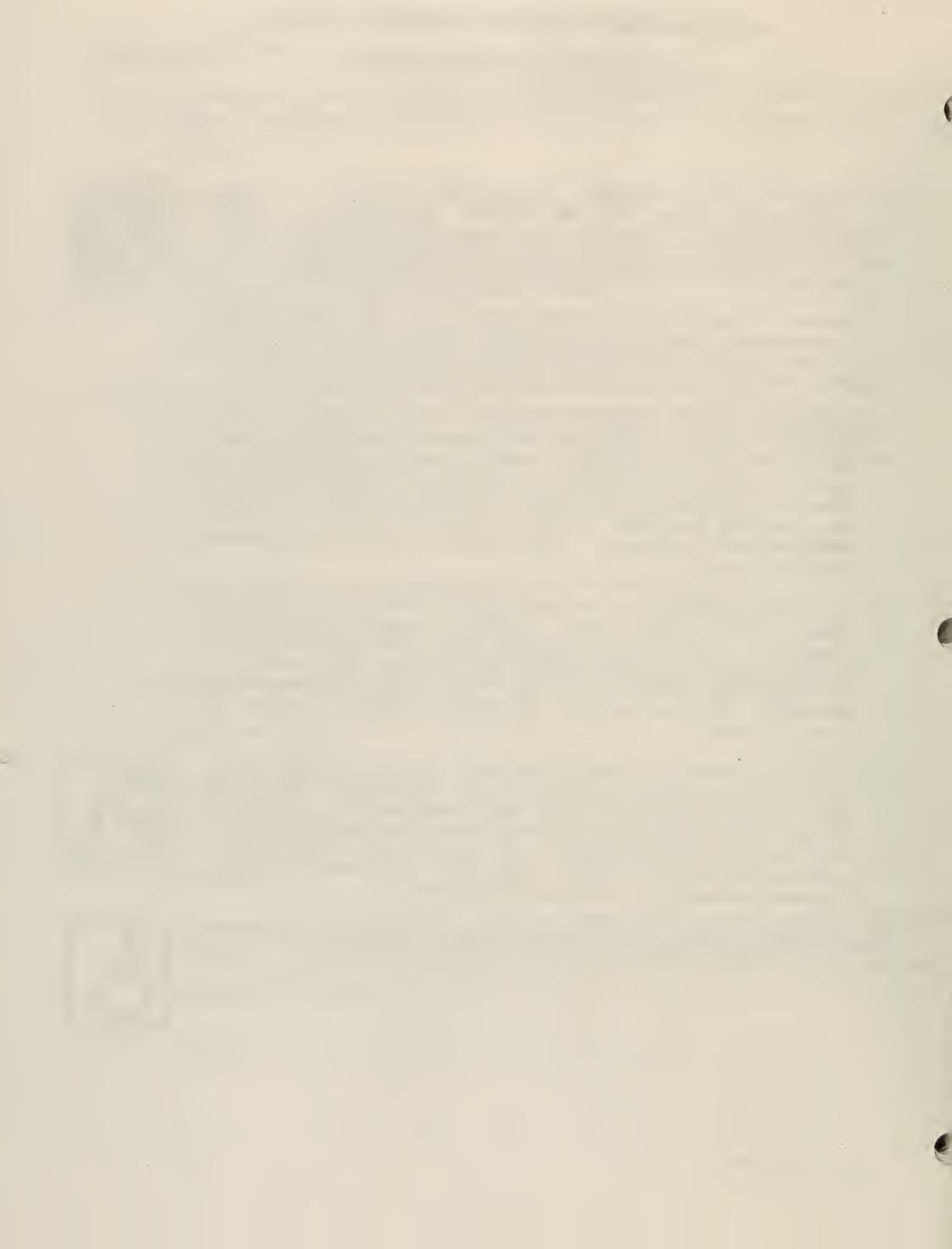
(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

NOV 15 1996

SAN FRANCISCO  
PUBLIC LIBRARY

DATE: November 19, 1996  
TIME: 4:00 p.m.

## TENTATIVE AGENDA

**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. **(Continued from the meeting of October 29, 1996). (Staff will recommend this item be continued to the meeting of November 26, 1996)**
- 2) Authorizing a contract in an amount not to exceed \$75,000 to the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee; South of Market.
- 3) Presentation of the Mission Bay North Preliminary Plan and transmitting the Plan to the City Planning Commission for its consideration; Mission Bay North Survey Area.
- 4) Declaring official intent to reimburse certain expenditures from the proceeds of tax-exempt financing in an amount not to exceed \$40,000,000 in connection with the proposed Mission Bay North Project Area.
- 5) Authorizing a Personal Services Contract with Seifel & Associates in an amount not to exceed \$128,627 for Fiscal Analysis and Redevelopment Plan Adoption consulting services; Mission Bay North Survey Area.
- 6) Authorizing a Letter Agreement for legal services with the City Attorney's Office of the City and County of San Francisco in an amount not to exceed \$92,311 for work related to the Mission Bay North Survey Area.
- 7) Authorizing a Letter Agreement for planning services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$106,500 for work related to the Mission Bay North Survey Area.

- 8) Authorizing a Letter Agreement for real estate services with the Real Estate Department of the City and County of San Francisco in an amount not to exceed \$17,173 for work related to the Mission Bay North Survey Area.
- 9) Authorizing a Second Amendment to the Disposition and Development Agreement with Armax International, Inc. for the proposed purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 10) Public Hearing to grant variances from the height and bulk requirements of the Redevelopment Plan in connection with the development by Armax International, Inc. of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 11) Conditionally approving the Basic Concept Drawings for the development by Armax International, Inc. of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

**PLEASE NOTE THAT ITEM 12 WILL NOT BE HEARD BEFORE 5:00 P.M.**

- 12) Informational presentation on the low income housing preservation strategy for the City of San Francisco.
- 13) Authorizing a Personal Services Contract with Cervantes Design Associates in an amount not to exceed \$210,000 for the preparation of a Concept Plan; Mid-Market Survey Area.
- 14) Authorizing an expenditure of \$115,000 for costs associated with bid advertising, blueprinting and related costs for bidding and construction of the Children's Garden in Central Block 3; Yerba Buena Center.
- 15) Authorizing a contract with the South of Market Foundation in an amount not to exceed \$200,000 for a Pilot Economic Development Program; South of Market.
- 16) Authorizing the selection of Senior Underwriters for refunding the Agency's 1994 Hotel Tax Bonds.
- 17) Authorizing Loan Agreements in a principal amount not exceed \$43,000,000 for the issuance of Tax Allocation Bonds by the City and County of San Francisco Redevelopment Financing Authority and approving the Final Official Statement and related actions.

**AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE  
REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER THE  
FOLLOWING ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH  
THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO  
CONSIDER THE REMAINING AGENDA**

- 18) Authorizing the issuance of one or more series of Tax Allocation Revenue Bonds in the initial aggregate principal amount of not to exceed \$43,000,000, approving Indenture of Trusts, Loan Agreement and an Official Statement and authorizing the competitive sale of the bonds and related actions.

**19) Closed Session**

- (a)** Pursuant to Government Code Section 54956.9(b)(1) to discuss litigation where, in the opinion of the Commission on the advice of the General Counsel, based on existing facts and circumstances -- specifically the passage on November 5, 1996 of Proposition 209 -- there is a significant exposure to litigation against the Agency.
- (b)** Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

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**Prepared and mailed November 13, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: November 19, 1996  
TIME: 4:00 P.M.

## A G E N D A

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**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Authorizing Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. (Resolution No. 219-96) (Continued from the meeting of October 29, 1996). (Staff will recommend this item be continued to the meeting of November 26, 1996)

Action taken: \_\_\_\_\_ DOCUMENTS DEPT. *Fax cop 1st pos*

3. Matters of New Business

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*11/15/96*  
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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, October 8, 22 and 29, 1996.
- (b) Authorizing a Personal Services Contract in an amount not to exceed \$75,000 with the South of Market Problem Solving Council to carry out activities related to its function as the Citizens Advisory Committee; South of Market. (Resolution No. 226-96)

Action taken: \_\_\_\_\_

## **REGULAR AGENDA**

- (c) Presentation of the Mission Bay North Preliminary Plan and transmitting the Plan to the City Planning Commission for its consideration; Mission Bay North Survey Area.
- (d) Resolution declaring official intent to reimburse certain expenditures from the proceeds of tax-exempt financing in an amount not to exceed \$40,000,000 made and/or to be made in connection with the construction and renovation of certain capital improvements and infrastructure and related costs within or of benefit to the proposed Mission Bay North Project Area. (Resolution No. 227-96)

**Action taken:** \_\_\_\_\_

- (e) Authorizing a Personal Services Contract with Seifel & Associates in an amount not to exceed \$128,627 to provide fiscal analysis and Redevelopment Plan adoption consulting services for the Mission Bay North Survey Area. (Resolution No. 228-96)

**Action taken:** \_\_\_\_\_

- (f) Authorizing a Letter Agreement for legal services with the City Attorney's Office of the City and County of San Francisco in an amount not to exceed \$127,311 for work related to the Mission Bay North Survey Area. (Resolution No. 229-96)

**Action taken:** \_\_\_\_\_

- (g) Authorizing a Letter Agreement for planning services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$108,800 for work related to the Mission Bay North Survey Area. (Resolution No. 230-96)

**Action taken:** \_\_\_\_\_

- (h) Authorizing a Letter Agreement for real estate services with the Real Estate Department of the City and County of San Francisco in an amount not to exceed \$17,173 for work related to the Mission Bay North Survey Area. (Resolution No. 231-96)

**Action taken:** \_\_\_\_\_

- (i) Authorizing a Second Amendment which revises the schedule of performance of the Disposition and Development Agreement with Armax International Inc. for the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 232-96)

**Action taken:** \_\_\_\_\_

(j) Public Hearing to hear all persons interested in granting of variances in connection with the development on Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Granting variances modifying the standards and requirements for height and bulk to Armax International, Inc. for the development on Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 233-96)

Action taken: \_\_\_\_\_

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(k) Conditionally approving the Basic Concept Design for the Armax International, Inc. development located on Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 234-96)

Action taken: \_\_\_\_\_

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**PLEASE NOTE THAT ITEM (I) WILL NOT BE HEARD BEFORE 5:00 P.M.**

(l) Informational presentation on the low income housing preservation strategy for the City of San Francisco.

(m) Authorizing \$115,000 for costs associated with the bidding of the Children's Garden in Central Block 3 and payment of sewer and water permit fees required for construction; Yerba Buena Center. (Resolution No. 235-96)

Action taken: \_\_\_\_\_

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(n) Authorizing a contract with the South of Market Foundation to provide business technical assistance and development services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$200,000 for the period December 1, 1996 through November 30, 1997; South of Market. (Resolution No. 236-96)

Action taken: \_\_\_\_\_

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(o) Authorizing selection of Underwriters for refunding of Hotel Tax Bonds; Yerba Buena Center. (Resolution No. 237-96)

Action taken: \_\_\_\_\_

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(p) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$78,000,000 relating to the issuance of 1996 Series B Tax Allocation Bonds, 1996 Series C Taxable Tax Allocation Revenue Bonds, and 1996 Series D Tax Allocation Revenue Refunding Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the Bonds and authorizing and approving other matters properly relating thereto. (Resolution No. 238-96)

Action taken: \_\_\_\_\_

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**AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE  
REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER AN  
ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE  
REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER  
THE REMAINING AGENDA**

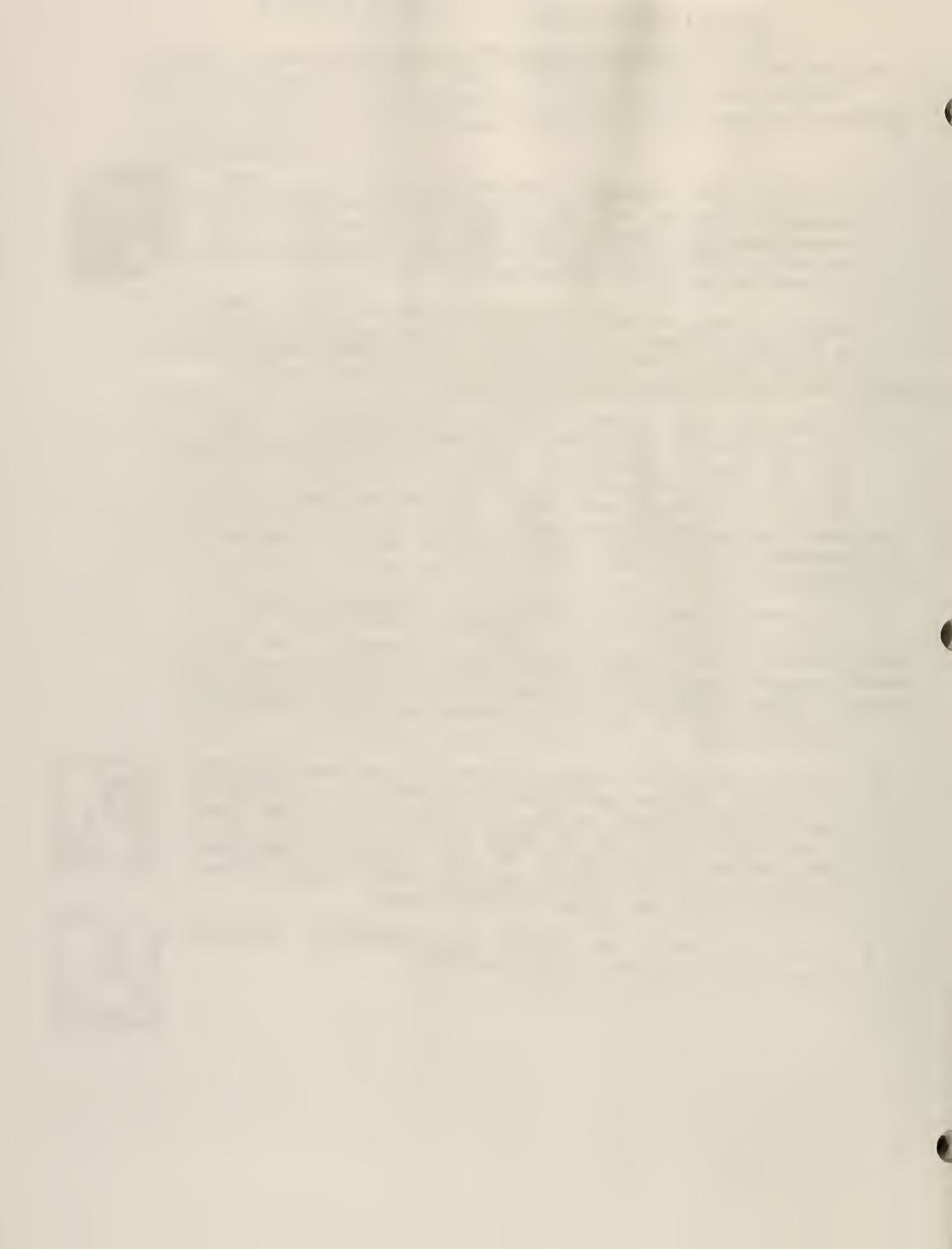
4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) Board of Supervisors' Housing and Land Use Committee action on Project Area Committees.
8. Commissioners' Questions and Matters
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.9(b)(1) to discuss litigation where, in the opinion of the Commission on the advice of the General Counsel, based on existing facts and circumstances -- specifically the passage on November 5, 1996 of Proposition 209 -- there is a significant exposure to litigation against the Agency.
  - (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DOCUMENTS DEPT.

DATE: November 26, 1996  
TIME: 4:00 p.m.

NOV 21 1996

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

*5/26/96 due*  
**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. (Continued from the meetings of October 29 and November 12, 1996)
- 2) Authorizing a Fourth Amendment to the contract for messenger services with On-Target Delivery Service to extend the term and increase the compensation payable to a total amount not to exceed \$50,000 annually.
- 3) Authorizing substitution of an Agreement with the San Francisco Regional Water Quality Control Board in the amount of \$61,400 for a portion of the Letter Agreement with the Department of Public Health for Fiscal Year 1996-97 for consulting services related to the toxic clean-up and the preparation of portions of the Hunters Point Shipyard Shipyard Reuse Plan; Hunters Point Shipyard Survey Area.
- 4) Authorizing negotiation of an amendment to the Agreement for Disposition of Land for Private Development with Griffin Related Properties VI as to the terms and conditions of a change of permitted use in connection with East Block 1 (Parcel 3707-A) located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 5) Authorizing a Personal Services Contract with Cervantes Design Associates in an amount not to exceed \$215,000 for the preparation of a Concept Plan; Mid-Market Survey Area.
- 6) Authorizing the Executive Director to execute licenses for up to one year with the Department of the Navy for buildings in the Hunters Point Shipyard Survey Area.

7) Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

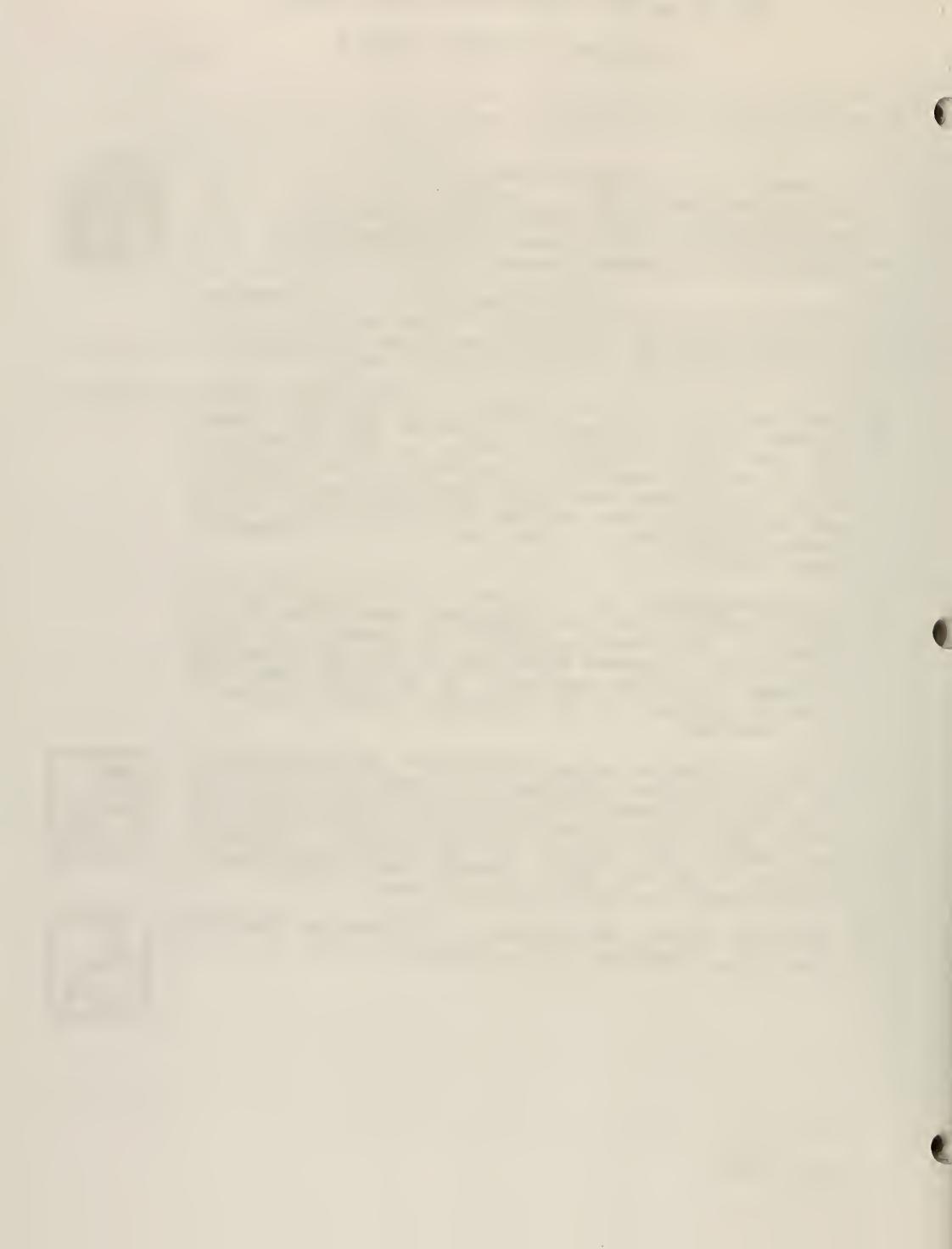
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**Prepared and mailed November 20, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

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Fax  
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SAN FRANCISCO  
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"1/22/96

DATE: November 26, 1996  
TIME: 4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Authorizing Personal Services Contracts with a Panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. (Resolution No. 219-96) (Continued from the meetings of October 29 and November 12, 1996)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fourth Amendment to the contract for messenger services with On Target Delivery Service to extend the term and increase the compensation payable for the first year to a total amount not to exceed \$50,000. (Resolution No. 239-96)

(b) Authorizing a Letter Agreement in the amount of \$61,400 for Fiscal Years 1996-97 and 1997-98 with the San Francisco Regional Water Quality Control Board for services related to toxic clean up; Hunters Point Shipyard Survey Area. (Resolution No. 240-96)

Action taken: \_\_\_\_\_

**REGULAR AGENDA**

(c) Authorizing (1) negotiations with Griffin Related Properties-VII to amend the Land Disposition Agreement and (2) initiation of the Plan Amendment process for the Yerba Buena Center Redevelopment Plan to, among other things, permit residential use of Parcel East Block One located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 241-96)

Action taken: \_\_\_\_\_

(d) Authorizing the Executive Director to execute License Agreements with the U.S. Navy in connection with the short term occupancy of facilities or space; Hunters Point Shipyard Survey Area. (Resolution No. 242-96)

Action taken: \_\_\_\_\_

(e) Authorizing a Personal Services Contract with Cervantes Design Associates in an amount not to exceed \$215,000 for the preparation of a Concept Plan; Mid-Market Survey Area. (Resolution No. 243-96)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.

(b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE : 749-2454

DATE: December 10, 1996  
TIME: 4:00 p.m.

DOCUMENTS DEPT.

DEC 06 1996

## TENTATIVE AGENDA

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ive*  
**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT C<sup>E</sup> 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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- 1) Authorizing selection of Underwriters for refunding of Hotel Tax Bonds; Yerba Buena Center.  
**(Continued from the meeting of November 19, 1996)**
- 2) Authorizing a Fourth Amendment to the Professional Services Contract with Terry A. Hayes Associates in an amount not to exceed \$92,700 for the preparation of the Final Environmental Impact Report for the South of Market Redevelopment Plan Amendment; South of Market.
- 3) Authorizing a Personal Services Contract in an amount not to exceed \$100,000 with Lucian Robert Blazej to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach.
- 4) Authorizing the Redevelopment Agency to apply for and accept funds totaling \$8,211,000 from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program.
- 5) Authorizing a lease with the Department of the Navy and a Sublease with the "The Point" for buildings 101, 103, 104, 110, 117, 323, 366, 435 and 7,500 square feet of yard space; Hunters Point Shipyard Survey Area.
- 6) Director's Report:  
  
Purchasing Policy and review of expenditure authority.

OVER

7) Closed Session

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and the entities the Agency may negotiate with are:
  - (a) northwest corner of Webster and Eddy Streets (Parcel 732-B) in the Western Addition A-2 with Fillmore Marketplace, L.P.
  - (b) northeast corner of Fillmore and Eddy Streets (Parcel 732-A) in the Western Addition A-2 with Fillmore Renaissance Associates.
  - (c) Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.
- (ii) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

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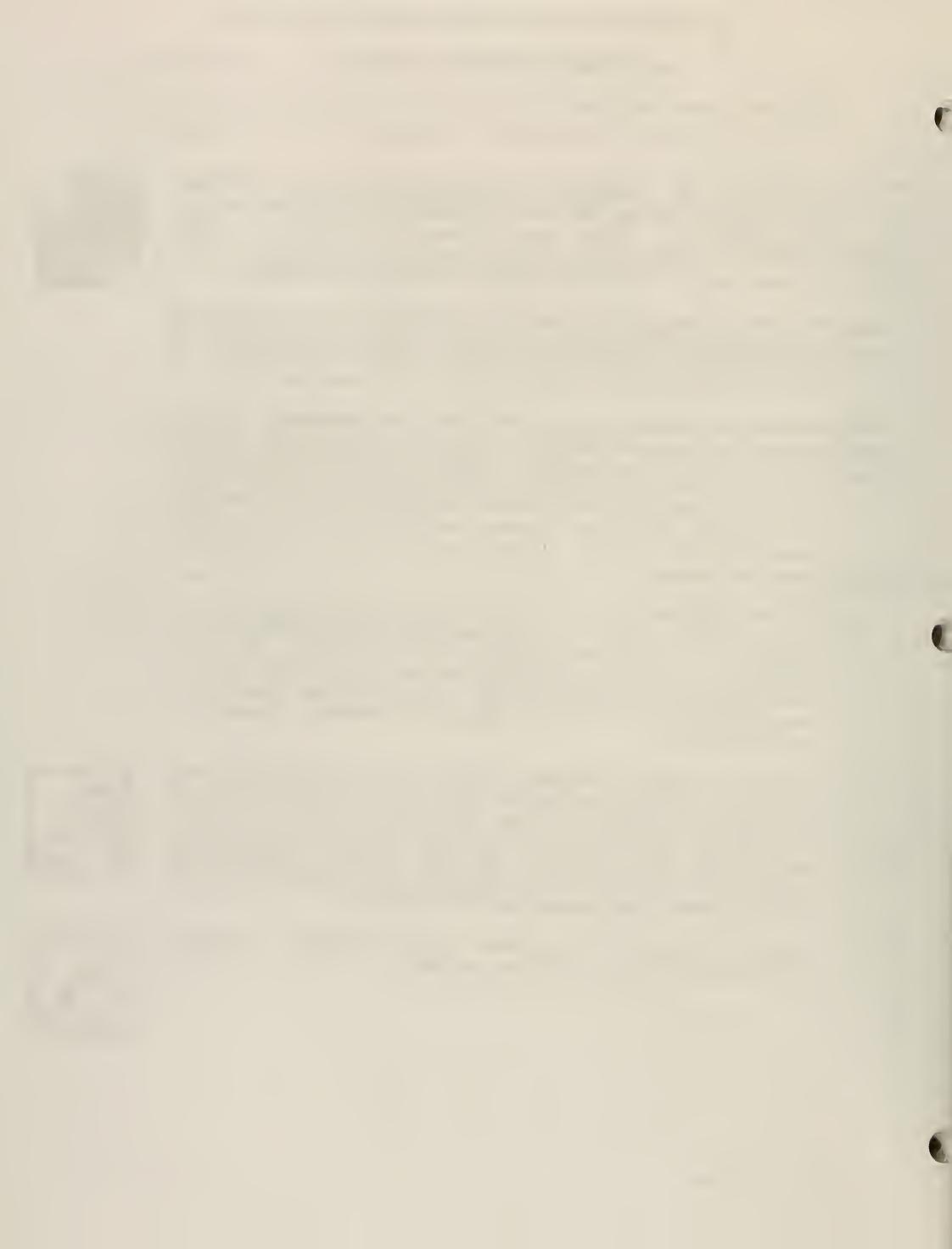
**Prepared and mailed December 4, 1996**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: December 10, 1996  
TIME: 4:00 P.M.  
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## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business

- (a) Authorizing Selection of Underwriters for Refunding of Hotel Tax Bonds; Yerba Buena Center. (Continued from the meeting of November 19, 1996) (Resolution No. 237-96)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, November 12 and 19, 1996; Closed Session Meetings, August 6, 20 and 27, September 10, October 22 and 29, 1996.
- (b) Authorizing the Executive Director to select a contractor and enter into a Personal Services Contract to expend an amount not to exceed \$75,000 for the purpose of installing miniature lights in the street trees along Fillmore Street; Western Addition A-2. (Resolution No. 244-96)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

(c) Approving a Lease Agreement with the U.S. Navy for certain buildings at the Hunters Point Naval Shipyard and authorizing the Executive Director to enter into interim Subleases or Licenses pursuant to the approved Lease; Hunter Point Shipyard Survey Area. (Resolution No. 245-96)

Action taken: \_\_\_\_\_

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(d) Authorizing the Redevelopment Agency to apply for and accept funds totaling \$8,211,000 from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program. (Resolution No. 246-96)

Action taken: \_\_\_\_\_

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(e) Authorizing a Personal Services Contract in an amount not to exceed \$100,000 with Lucian Robert Blazej to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach. (Resolution No. 247-96)

Action taken: \_\_\_\_\_

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(f) Authorizing a Fourth Amendment to the Professional Services Contract with Terry A. Hayes Associates in an amount not to exceed \$92,700 for the preparation of the Final Environmental Impact Report for the South of Market Redevelopment Plan Amendment; South of Market. (Resolution No. 248-96)

Action taken: \_\_\_\_\_

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4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
  - (a) SONY Groundbreaking event, December 12.
7. Report of the Executive Director
  - (a) Purchasing Policy and review of expenditure authority
  - (b) San Francisco Partnership Tour
  - (c) Lower Fillmore Master Leasing Program
8. Commissioners' Questions and Matters

9. Closed Session

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and the entities the Agency may negotiate with are:
  - (a) northwest corner of Webster and Eddy Streets (Parcel 732-B) in the Western Addition A-2 with Fillmore Marketplace, L.P.
  - (b) northeast corner of Fillmore and Eddy Streets (Parcel 732-A) in the Western Addition A-2 with Fillmore Renaissance Associates.
  - (c) Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.
- (ii) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

DATE: DECEMBER 17, 1996  
TIME: 3:00 P.M.

## PLEASE NOTE THAT THE MEETING WILL START AT 3:00 P.M.

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#3  
12/17/96

## A G E N D A

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### DOCUMENTS DEPT.

1. Recognition of a Quorum DEC 16 1996
2. Matters of Unfinished Business SAN FRANCISCO  
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  - (a) Authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center. (Continued from the meeting of November 12, 1996) (Staff will recommend that this item be continued) (Resolution No. 223-96)
- Action taken: \_\_\_\_\_
- (b) Authorizing a Personal Services Contract in an amount not to exceed \$100,000 with Lucian Robert Blazej to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach. (Continued from the meeting of December 10, 1996) (Resolution No. 247-96)
- Action taken: \_\_\_\_\_

### 3. Matters of New Business

### CONSENT AGENDA

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- (a) Resolution urging the Public Employees' Retirement System to add Domestic Partners as Eligible Dependents for health benefits coverage. (Resolution No. 249-96)
- (b) Authorizing purchase of Property Management software from JD Edwards World Solutions in an amount not to exceed \$34,800. (Resolution No. 250-96)
- (c) Authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Museum of Modern Art regarding the development of the East Block Two Museum Site (Parcel EB-2B) located on the east side of Third Street between Minna and Howard Streets; Yerba Buena Center. (Resolution No. 251-96)
- (d) Awarding Demolition and Site Clearance Contract RP-3 to Cleveland Wrecking Company in an amount not to exceed \$37,740 for the demolition and site clearance of the Billboard on Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 252-96)
- (e) Extending Agency policy of waiving berthing fees at South Beach Harbor for non-profit community sailing organizations; Rincon Point-South Beach. (Resolution No. 253-96)
- (f) Public Hearing and authorizing an Agreement for Disposition of Land for 1272 South Van Ness Avenue with Habitat for Humanity San Francisco; South Van Ness Avenue near 24th Street. **(Staff will recommend this item be continued)**

**Action taken:** \_\_\_\_\_

#### **REGULAR AGENDA**

- (g) Commending and expressing appreciation to Daisy Westry for her services on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 254-96)

**Action taken:** \_\_\_\_\_

- (h) Authorizing a First Amendment to a Regulatory and Grant Agreement with Housing Development and Neighborhood Preservation, increasing the grant amount by no more than \$263,000, in connection with development of affordable housing at 587 Natoma Street; South of Market. (Resolution No. 255-96)

**Action taken:** \_\_\_\_\_

- (i) Authorizing an Agreement for the purchase of real property located at 464 Natoma Street in connection with the development of affordable housing; South of Market. (Resolution No. 256-96)

**Action taken:** \_\_\_\_\_

(j) Authorizing a Seventh Amendment which modifies the terms of the payment of land price and predevelopment loans and revises the schedule of performance of the Agreement for Disposition of Land for Private Development with Fillmore Marketplace, L.P. for the purchase and development of Parcel 732-B located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 257-96)

Action taken: \_\_\_\_\_

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(k) Authorizing an amendment to the Personal Services Contract with San Francisco Renaissance to increase the amount payable by an amount not to exceed \$10,000 and to amend the scope of services to include an additional 200 hours of services to residents of the Hunters Point Redevelopment Project Area and to support six monthly meetings of the Mini-Business Association; Hunters Point. (Resolution No. 258-96)

Action taken: \_\_\_\_\_

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4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
  - (a) City Planning Commission actions, December 12, 1996
8. Commissioners' Questions and Matters
9. Closed Session
  - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
    - (a) northeast corner of Fillmore and Eddy Streets (Parcel 732-A) in the Western Addition A-2 with Fillmore Renaissance Associates.
    - (b) 1272 South Van Ness Avenue with Habitat for Humanity San Francisco.
    - (c) Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.
    - (d) northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center with Hampshire Limited Liability.

(ii) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

**10. Adjournment**

**PLEASE NOTE: THE COMMISSION WILL RECESS AT 5:45 P.M. TO ATTEND A TREE LIGHTING CEREMONY ON FILLMORE STREET. AFTER THE TREE LIGHTING CEREMONY, THE COMMISSION WILL RETURN TO 770 GOLDEN GATE AVENUE TO CONSIDER ANY REMAINING ITEMS ON THE AGENDA**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
~~DECEMBER 24 OR DECEMBER 31, 1996~~

THE NEXT REGULAR MEETING WILL BE HELD ON  
JANUARY 7, 1997

Prepared and mailed December 18, 1996

42444





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★ BINDERY LTD ★  
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**2004**

